

REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, JANUARY 14, 2020
7:00 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. PRESENTATIONS AND HEARINGS
6. GENERAL BUSINESS
 - a. Comprehensive Plan Amendment
 - b. ADU Work Session Findings
7. APPROVALS OF MINUTES
 - a. December 10, 2019
8. STAFF REPORTS
 - a. Planner
 - b. Town Manager
9. BOARD OF TRUSTEE MINUTES
 - a. December 17, 2019
10. 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, February 11, 2020 at 7:00 P.M.

MEMORANDUM



Date: January 14, 2020
 To: Morrison Planning Commission
 From: Jennifer Woods, Town Planner
 Subject: Comprehensive Plan Update – Trustee Comment Review

At their November 13th meeting, the Planning Commission discussed a plan to review comments regarding the full Comprehensive Plan made by Board Trustees Gill and Jerome. The following schedule has been established in order to ensure the comments provided are reviewed and reflected upon in an organized and efficient manner. An agenda item will be set for each of the following meetings and Comprehensive Plan chapter as noted below. Also attached below are the Trustee comments by chapter of the Comprehensive Plan with the cross-referenced page number in the text for discussion.

SCHEDULE

<i>Meeting</i>	<i>Chapter</i>
December 10	Introduction, Planning Areas
January 14	Growth & Small Town Design, Transportation Planning, Parks, Trails & Open Space
February 11	Economic and Commercial Development, Historic District
March 10	Community Involvement & Service, Public Improvements
April 14	Water Resources, Resources & Environment, Public Safety

TRUSTEE COMMENTS

<i>Chapter/Doc.</i>	<i>Trustee Gill</i>	<i>Trustee Jerome</i>
Introduction		Page i - Acknowledgments Special thanks to the citizens -residents, business owners, landowners of Morrison and interested citizens -neighbors in the surrounding area who participated in comprehensive plan update process.
		Page 1 - Historic Perspective, paragraph 3 The town has been significantly flooded five six times in the last 119 years.... The other four five Morrison floods happened in 1906, 1925, 1933, 1938 and 2013.

Chapter/Doc.	Trustee Gill	Trustee Jerome
Planning Areas		Page 7 - Action CA2.5 'Implement a lighting program' – Implemented already
	Page 8 – East Planning Area, paragraph 1 The East Planning Area consists of Morrison's land to the east of the Hogback ridgeline (along with some unincorporated parcels adjacent to C-470) and encompasses the unincorporated parcel adjacent to C-470 in the southern portion of Rooney Valley known as Red Rocks Business Centre Ranch . This area is highly....	
	Page 8 – East Planning Area, paragraph 1 The Plan refers to the 2002 Rooney Valley Master Plan, which has effectively been replaced by the 2017 Plan Rooney Valley.	
	Page 8 – East Planning Area, paragraph 1 The 2002 Master Plan combined the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area. In February 2017, Plan Rooney Valley was adopted by both the Town and the City of Lakewood to serve as the primary advisory document for guiding joint land use planning in the valley.	Page 8 – East Planning Area, paragraph 1 "The 2002 Master Plan combines the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area of Rooney Valley." - Update

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 8 – East Planning Area, Goal 1</p> <p>Encourage high-quality mixed-use development that will generate revenue for the Town while supporting the joint community vision articulated in Plan Rooney Valley.</p> <p>All policies and action items for the East Planning Area are included in the Rooney Valley Master Plan, 2002 as adopted by the Planning Commission, Resolution 99-5 and the Rooney Valley Development Guidelines Standards (2008), adopted by Ordinance 292, and Plan Rooney Valley (2017.)</p>	<p>Page 8 – East Planning Area, Goal 1</p> <p>"Rooney Valley Master Plan, 2002 as adopted by the planning commission Resolution 99-5 and the Rooney Valley Development Guidelines adopted by Ordinance 292" - Update</p>
	<p>Page 11 - South Planning Area</p> <p><u>Action Item SA1.4</u> seeks "to establish an IGA [with Jefferson County] relating to land use, disaster mitigation strategies, regional trail development, provisions of public facilities, and preservation of the existing rural character of the South Planning Area."</p> <p>Do we already have an IGA with Jeffco? If so, we should consider revising "establish" to "maintain" and aligning the language with the action item.</p>	
	<p>Page 11 - South Planning Area</p> <p>We may want to discuss which issues (land use, trails, public facilities, disaster mitigation, rural character, etc.) are already being addressed and which we still seek to include in an IGA.</p>	

Chapter/Doc.	Trustee Gill	Trustee Jerome
Growth & Small Town Design		<p>Page 13 - Morrison Population Table</p> <p>2030 population estimated for 5,164... Below it is says that the population estimate is based on total 'build-out' (2,300 central/ South planning areas and 2,300 East Planning Areas)...but East Planning Area is not included in Morrison's population anymore</p>
		<p>Page 13</p> <p>Replace all uses of the word 'Citizen/Citizens' (5 uses) with 'Resident/residents'</p>
		<p>Page 15 - Action A1.4</p> <p>Note: IGA with Jefferson County?</p>
Transportation Planning		<p>Page 18 - Goal 1</p> <p>Where is the "B" series? These go from A to C.</p>
	<p>Page 20 - Action C3.1:</p> <p>Create welcoming entries into Morrison by improving the appearance of major intersections. In 2019, a landscaped entry installation was built at the eastern gateway to Morrison. Consider creating welcoming entries along northbound Hwy 8 and westbound Hwy 74.</p>	

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 20 - Action C3.2</p> <p>Develop gateway design guidelines in order to maintain the Town's distinct and separate identity. Guidelines shall address community image, identity, appearance and design including, but not limited to lighting and structural design, landscaping and signage.</p> <p>???</p> <p>The eastern gateway installation was built without such guidelines. Do we want to pay for and implement such a set of guidelines? Would they be a benefit to the Town that enhances our community image or an unnecessary expense that creates a cumbersome process for the next installation?</p>	
Parks, Trails & Open Space		<p>Page 25 - Action D3.1</p> <p>Correct the word Trials to Trails</p>
		<p>Page 26 - Action D4.4</p> <p>"Work with local and regional citizen recreation and conservation groups to retain and improve the natural streambed quality and sustainability of Bear Creek"</p>
Economic and Commercial Development	<p>Page 28 - Goal 1</p> <p>Enhance commercial corridors and attract high-quality commercial development which, when combined with the residential base, can support the Town's operation and capital improvement needs.</p>	<p>Page 28 - Goal 1</p> <p>Enhance commercial corridors and attract high-quality commercial development, that, when combined with the residential base, can support the Town's operation and capital improvements needs.</p>
		<p>Page 28 - Policy E1</p> <p>Facilitate access of existing Morrison's businesses to low cost...</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 29 - Action E2.2</p> <p>Develop a short and Continue to monitor feasibility of a 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.</p>	<p>Page 29 - Action E2.2</p> <p>Update language – “Develop a short and long term plan to underground overhead...”</p>
	<p>Page 29 - Action E2.5</p> <p>Develop design guidelines for Old Town Morrison. Monitor and maintain implementation of Old Town Morrison Overlay District Design Guidelines.</p>	<p>Page 29 - Action E2.5</p> <p>'Develop design guidelines for Old Town Morrison"—With the Old Town Overlay?</p>
	<p>Page 29 - Action E3.2</p> <p>Develop appropriate incentive strategies to facilitate mixed-use development in the Morrison portion of the Rooney Valley. Develop appropriate incentive strategies to facilitate economic opportunity for Morrison in the Rooney Valley.</p> <p>The Morrison portion of the Rooney Valley was largely disconnected in 2018. The revision above removes the specificity of “mixed-use development in Morrison's portion of the Rooney Valley” while addressing the Town's operation and capital improvement needs, as described in Goal 1 (above).</p>	<p>Page 29 - Action E3.2</p> <p>'Develop appropriate incentive strategies to facilitate mixed-use development in the Morrison portion of the Rooney Valley'</p> <p>Comment: Still?</p>
Historic District		<p>Page 31 - paragraphs 1, 2, & 3</p> <p>Replace 'Citizen/Citizens' with 'resident/residents' (4 times)</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Pages 31 - Paragraph 2, Background</p> <p>"Then, in 1989, a citizen initiated project received a small seed grant from the Kellogg Foundation enabling the formation of the Morrison Action Committee. The group, which consisted of business owners and residents acting as a chamber of commerce type organization, leveraged several grant resources to restore the 1886 Town Hall in 1996. In 1999, grant funds were used to develop the Downtown District Design Guidelines (Resolution 99-5) which would have provided for adaptive re-use of only those downtown structures "contributing" to the 1976 Historic District. The guidelines were never enacted due to lack of support from some business owners and the Town Board. A recent lighting ordinance to enhance the historic district by using period lighting was voted down by the Town Board and a sign ordinance to enhance the historic district has been unevenly enforced. In 2018, The Old Town Overlay District Guidelines were adopted in Ordinance 452, which states, "The purpose of the district is to protect the uniqueness of Morrison and focus on preserving the downtown, retaining existing character and blending new development while avoiding the duplication of existing historic structures. The use of design standards to support the district will maintain the historical integrity, enhance the quality of design and preserve the human-scale development of downtown Morrison."</p>	<p>Page 31 - last sentence of last paragraph (to Page 32)</p> <p>"The guidelines were never enacted due to lack of support from some of the business owners and the..."</p> <p>Comment: Update</p>
	<p>Pages 32 - Action F1.3</p> <p>Develop and adopt design guidelines for Old Town Morrison. Monitor and maintain implementation of Old Town Morrison Overlay District Design Guidelines."</p>	<p>Page 32 - Action F1.3</p> <p>'Develop and adopt design guidelines for Old Town Morrison'</p> <p>Comment: Old Town Overlay district guidelines</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
Community Involvement & Service		Page 35 - Action G2.2 Replace the word 'Citizen' with a word that includes both residents and businesses. "Community' maybe?
		Page 36 - Action G3.5 Replace 'citizens' with residents
Public Improvements	Page 37 – Entire Chapter This section appears to have been written before 2008. It refers to Morrison's water storage capacity before Morrison Quarry Reservoir #2 was filled and before the Clearwell was completed in 2017. Morrison's wastewater treatment capacity has also increased dramatically since the paragraph below was written.	
	Page 37 - Paragraph 3 Fundamental to accommodating new growth in Morrison are adequate water supply, storage and distribution systems. Currently, Morrison will have sufficient water storage capacity once the Town reservoir is constructed and the expanded water treatment plant is completed in 2008. There is, however, a current need to make short-term decisions based on how growth related wastewater treatment will be provided. The majority of the Town's water storage capacity exists at the Morrison Quarry Reservoir.	Page 37 - Paragraph 3 Currently, Morrison will have sufficient water storage capacity once the Town Reservoir is constructed and the expanded water treatment plant is completed in 2008. - Update

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 37 - Goal 1</p> <p>The Town will plan for the future and update public infrastructure that keeps pace with the current and future growth of the community.</p> <p>Note: Our water and wastewater infrastructure is upgrading faster than the Comp Plan is being updated, and Goal 1 addresses the Town's intent to update infrastructure as necessary to accommodate growth. Details and timelines of water and wastewater improvements are outlined in our Water and Wastewater System Master Plan.</p>	
Water Resources	<p>Change Section to 'Water and Wastewater Resources'</p> <p>Page 40 – paragraph 1</p> <p>.... During the 1970's and 1980's, the Town built a new water treatment plant, constructed the town's water reservoir, and installed larger water mains in Town. Then, in In 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison. A new wastewater treatment facility with a 350,000 gallon-per-day capacity (1,167 taps) was completed in 2013. Future build-out projections include doubling the plant's flow capacity to serve customers in the Rooney Valley.</p>	<p>Page 40 – paragraph 1</p> <p>'Then, in 1986, the Town constructed a wastewater facility designed to serve the residents of Morrison.' - Update</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 40 – paragraph 2</p> <p>Morrison's existing water rights on Bear Creek have the potential to meet all existing residential and commercial needs and some future growth. [The following has already been completed: Full realization of the potential of Morrison's water rights is currently underway, as the Town is constructing new water treatment improvements in 2008 and is undertaking improvements on raw water storage.] The Town's existing water rights and the supply and distribution system are one of Morrison's most valuable assets.</p>	<p>Page 40 – paragraph 2</p> <p>Full realization of the potential of Morrison's water rights is currently underway, as the Town is constructing new water treatment improvements in 2008 and is undertaking improvements on raw water storage -- Update</p>
	<p>Page 40 - Goal 1</p> <p>Complete Maintain the Town reservoir, complete the water treatment improvements facility expansion, and consider building additional water storage infrastructure in order to take full advantage of the Town's current water rights.</p>	<p>Page 40 - Goal 1</p> <p>Revise to remove the word 'complete'</p>
		<p>Page 41 - Policy I-4</p> <p>Update—"Continue working with the City of Denver in the provision of sanitary sewer services for Red Rocks Park"</p>
		<p>Page 41 - Action 16.1</p> <p>Delete the word citizen</p>
Resources & Environment		
Public Safety		<p>Page 45 – paragraph 6</p> <p>Four five more of these serious and life threatening floods..."</p>

Chapter/Doc.	Trustee Gill	Trustee Jerome
	<p>Page 45 – paragraphs 2 & 4</p> <p>The Town relies on a small police department with additional reserve officers to assist during periods of peak demand. The department maintains effective working relationships with Jefferson County Sheriff's Office and the Colorado State Patrol. These relationships should be are enhanced by participating in the county wide emergency response efforts, 911, and reverse 911 systems.</p> <p>Fire and emergency medical services are provided by the West Metro Fire Protection District. A station is located within the Town limits just to the east of C-470 on Morrison Road in the Rooney Valley Development. (Deletions to reflect disconnection of Red Rocks Ranch.)</p>	

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Active Projects									
Aggregate Industries PUD Amendment	Code Enforcement - Lighting Compliance		10/1/2019		Awaiting submittal of App Materials	Aggregate Industries	jeremy.critchett@latargetholcim.com	Y	10/1 staff sent letter to property owner for lighting correction based on existing PUD requirements; 10/24 follow-up correspondence with property owner, 10/21 staff follow up for corrective measures in place, 10/25 owner response that corrective actions have been taken
Chambers Vacation	ROW Vacation	805 Bear Creek Ave.	5/30/2019		ON HOLD 7/25	Gus and James Chambers	chacon@chambersconsulting.com	Y	7/25 Applicant placed on hold 7/19 Met with applicant to discuss next steps
Walker Special Use Review	Special Use Review for Recreational and Social Facility	3153 Hwy 93	2/27/2019		Awaiting Applicant Response	Aaron and Kalhryn Walker	thewalkertexasranger@gmail.com	Y	6/25/18 Pre Application meeting; 3/7/19 Completeness Review; Rec'd revised Site Plan showing improvements within Town limits; Referrals Due on 4/5/19; Sent applicant referral letter on 4/5/19
105 Canon Redevelopment	Minor Resubdivision, ROW Vacation, Floodplain Dev Permit	105 Canon St	4/1/2019		Vacation PC Public Hearing 5/14 - Rec. Approval with Conditions TB 9/3 - Continued... Sub & Variance Awaiting Applicant Response	Owner	Owner/Chambers Consulting (Vacation only)	N	1/15/19 Checklist/Completeness review comments provided; 1/23 Pre-planning mtg look place; 2/11 follow-up mtg look place (decided to proceed with rebuilding main house first, determined no longer historic due to exterior modifications/permits pulled in 1990s, determined by legal no variance required to rebuild house due to fire damage), plans to come in for minor resub, r-o-w vaca, and Floodplain permit after pulling permits on main house; 4/1 Submittal deemed complete; application sent out for referral 4/8 (due 4/30); Notice sent to Neighbors on 4/8; Reviewer responses sent to applicant on 5/1; Applicant pursuing only the vacation at this time (Planning Commission public hearing on 5/14) - no resubmittal has been provided for the resubdivision or variance request; 7/25 Vacation resubmitted referred to 9/3 TB meeting 9/3 Town Board continued until development plans are known for the property
Zoning Map Update					Updating map with final edits	Town of Morrison	Jennifer Woods		7/8 CM to talk to Kara re: Spring Street Annexation impacts 8/6 TB considers Spring Street Annexation 8/26 Jennifer to review final comments/corrections to send to Jodi for final revisions
2018 Comprehensive Plan Amdt/Rezoning	Comp. Plan Amendment - Re-evaluate future land uses in NW Morrison	North of Bear Creek Ave, West of Mt. Vernon	6/21/2018		PC Adoption Hearing 7/9/19; coming back for Spring St. Annex. 8/13	Town of Morrison	Jennifer Woods		11/13 PC recommended to proceed with Comp Plan Amdt only; 11/20 Board tabled until 1/1; 1/4/19 direction provided from Board to proceed with Comp Plan Amdt (no rezoning); 2/6-27 staff report provided to Town Manager; 3/12 PC Adoption hearing was continue to 4/9. No support for MU but liked all other edits; 4/9 Hearing continued till 6/11 to remove Red Rocks Ctr growth impact references; not in packet for 6/11; 7/9 agenda for PC review; 7/10 Spring St. annexation to be completed prior to finalizing; going to 8/13 PC meeting with final Resolution 8/13 Planning Commission Public Hearing, approved 9/3 Town Board Public Hearing, continued 11/13 Trustee recommendations forwarded to Planning Commission for review, review of chapters scheduled until 4/14/2020

Planner Report

January 14, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Responses from Client? (Y/N)	Comments
Outside Referrals									
Red Rocks Ranch Filing 2 (19-115004ASR)	Alternative Standard Request to allow noise decibel (dBA) levels to exceed the dBA table	Adjacent to Morrison Road and C-470	8/30/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		9/13 provided referral comments 8/16 provided referral comments
Northwest and Southwest C470 SDP (18-114513SD)	Site Development Plan to allow for the construction of 720,000 square feet of warehouse/office flex space	Northwest and Southwest C470 SDP	8/15/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/15 provided referral comments
Red Rocks Ranch Filing 2 (17-107032AF)	C470 Alameda Business Park 3-hot superlot plat	NE corner of C470 & Morrison Rd.	8/15/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/15 provided referral comments
Red Rocks Ranch Filing 2 (19-1115003ASR)	Administrative request for private streets without curb, gutter or sidewalk	NE corner of C470 & Morrison Rd.	8/5/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		9/13 provided referral comments 8/5 provided referral comments requested clarification
Red Rocks Ranch Filing 2 (19-109980ASR)	Defier improvements to Yale, Indiana and McIntyre	NE corner of C470 & Morrison Rd.	8/5/2019		2nd Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		8/5 provided referral comments in support 9/13 provided referral comments
Red Rocks Ranch Filing 2 (19-108982ASR)	Not provide detached trail on N side of Morrison Rd.	NE corner of C470 & Morrison Rd.	7/7/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		7/7 provided referral comments (need permits for any work in Town limits)
Red Rocks Ranch Filing 2 (19-108983ASR)	Not provide CLOWR prior to subdivision recording	NE corner of C470 & Morrison Rd.	7/7/2019		1st Referral	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		7/7 provided referral comments
470 and West Quincy Ave (19-106659PA)	Notice of Application for Rezoning, Plat, and SDP for construction of a gas station and convenience store, multi-tenant retail, hotel/hospitality, and office/industrial flex use buildings.	470 and West Quincy Ave.	5/10/2019		No comments submitted	Hawkins Development	Justin Montgomery jmontgom@jeffco.us		Notice of Application, referral pending

Planner Report

January 14, 2020

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Red Rocks Ranch Filing 2 (18-128122PF)	JeffCo Referral Pre & Final Plat to subdivide the property into 410 lots for single family detached/attached units, a commercial superlot, and tracts for future residential development and school and park land	NE Corner of C-470 and Morrison Rd (bound by W. Yale Ave. to North and S. Indiana St. to East)	12/6/19		Awaiting Resubmittal	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		2/13/19 rec'd referral from Jeff Co (missed 1st round) - Pre & Final Plat to subdivide the property into 410 SF detached/attached units, commercial superlot, and tracts for future residential dev, school & park land; 2/21 referral comments issued; 4/24 2nd referral response submitted 5/7 requesting to review the Subdivision Improvement Agreement (SIA); 7/26 provided previous response; 7/30 SIA sent by JeffCo staff reviewed and sent referral response 8/5 9/13 3rd referral issued, response to staff for missing SIA items, specifically parks and open space securities 10/8 spoke with applicant & County staff; updated referral response on 10/9 12/19 Sent referral comments to County; all outstanding concerns have been resolved
Red Rocks Ranch Floodplain Permit (19-104205FPA)	Floodplain permit application for a Conditional Letter of Map Revision; Rooney Gulch.	NE Corner of C-470 and Morrison Rd (bound by W. Yale Ave. to North and S. Indiana St. to East)	3/19/2019		Greg Weeks Review	IMEG (Town Floodplain Engineer)	Lindsey Wire: lwire@co.jefferson.co.us		Comments due 4/2 - Sent to Greg Weeks to review; 3/24 CM follow up to have Greg send comments to us
Red Rocks Ranch Filing No. 2	Alternative Standard Request	NE Corner of C-470 and Morrison Rd	1/23/2019		Awaiting Resubmittal	Rick Engineering	Lindsey Wire: lwire@co.jefferson.co.us		2/13 referral comments issued
Indigo at Red Rocks Filing No. 4 (FA-19-002 & SP-19-005)	Major Site Plan and Major Subdivision Final Plat	2800 S Rooney Rd	2/25/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Karmue@lakewood.org		2/25 referral comments issued
Indigo at Red Rocks Filing No. 5 (SP-19-013 & FI-19-008)	Minor subdivision and major site plan to plat and develop 24 townhome units	2800 S Rooney Rd	5/7/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Karmue@lakewood.org		5/24 referral comments issued
Indigo at Red Rocks Apartments (SP-19-014)	Major site plan for 160 apartment units	2800 S Rooney Rd	5/7/2019		Awaiting Resubmittal	Baseline Corp	Kara Mueller Karmue@lakewood.org		5/24 referral comments issued
Solterra Filing No. 21 (FI-19-007 & SP-19-012)	61 townhome units	2300 S McIntyre St	4/25/2019		Awaiting Resubmittal	PlanWest Inc.	Kara Mueller Karmue@lakewood.org		5/17 referral comments issued
3051 S Rooney Road	Rezoning, Amend ODP to modify and expand allowed uses	3051 S Rooney Rd	1/11/2019		Awaiting Resubmittal	Rooney Road LLC and Trinity III LLC (John Bandimere)	Justin Montgomery jrmontgom@jeffco.us		1/16/19 referral comments issued

Planner Report

January 14, 2020

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Mountain Villages at Willow Springs	Rezzone from A-2 and C-1 to PD to allow age-restricted housing 55+ in the form of single family, multi-family, and convenience commercial	17000 Bellevue Ave	4/24/2019		Awaiting Resubmittal		Mike Madrid mmadrid@co.jefferson.co.us		12/12/17 rec'd 1st referral from Jeff Co; 1/2/18 referral comments issued; 5/1/19 3rd Referral, comments sent (no additional comments; applicant stated they would meet with the Town; let JeffCo know and will update them if the applicant meets with the Town)
Approved Projects									
Small Cell Code Amendment	Amend the wireless facilities regulations to comply with the FCC's most recent 5G ruling	Town-wide	12/10/19	1/7/20	PC approved 12/10/19; TB approved 1/7/20	Town of Morrison	Jennifer Woods		1/7/20 Board approved with 1 condition
Bear Creek Nursing & Rehab	Code Enforcement - Lighting Compliance	150 Spring St	4/1/2019	8/29/2019	Applicant Corrected	Genesis HO/Bear Creek Nursing and Rehab Center	darendall@greinerelectric.com or Matthew.Krom@graybar.com		7/29/19 Installation just ordered and delayed considerably After emailing with the lighting installer, Town Manager, staff, directors form Genesis/Bear Creek N & R Ctr, lighting installer and lighting consultant the lighting installer is reducing the CCR to <3,400 K and reducing light trespass levels to 0 at the property lines. The center will attempt to relocate its ADA stalls where lighting is more compatible with ADA requirements (while still in compliance with ADA standards). Staff recommended additional tree planting to help screen the lights above 25 feet, in addition to screening at the street level. 8/29 New lighting installed
802, 804 and 806 Bear Creek Ave. Resubdivision (Pre. & Final Plat) Vacation and	Resubdivision (Pre. & Final Plat) Vacation and Variance Request	802, 804 and 806 Bear Creek Ave.	7/10/2019	9/3/2019	Pending Final Hearings	James Jones	Jennifer Woods		9/3 Resubdivision and vacation at Town Board for public hearing; approved unanimously
Tap on the Rocks Cooler Screen	Installed cooler that requires screening	408 Bear Creek Av	7/31/2019	8/6/2019	Approved with conditions	Lauren Davis	laurendavis5596@gmail.com		8/6 Approved reclaimed barn wood screen and required a wheelstop instead of bollards (for the bollards must be painted a more muted color)
2019 Morrison Sign Code Update	Update Signs in Old Town Historic Overlay District	Old Town	6/11/2019	7/2/19	PC Approved 6/11, TB Approved 7/2	Town of Morrison	Jennifer Woods		2/8/19 Rec'd Authorization to Proceed; 3/12/19 PC Agenda; PC continued to 4/9 mg to address LED Lighting vs. LED signs, they want lumens (light pollution concerns) addressed, no moving parts, provide info on LED is an electronic message board; 4/9 meeting to discuss LED lighting and signage; gave staff go ahead to provide some prescriptions that follow the intent of the historic downtown overlay, including lighting; 5/14 to discuss night time sign survey and possible solutions to identified issues; PC approved 6/11; 7/2 TB
Block 24 and Block 27, Morrison Annexation	Annexation and Zoning	3636 4th St	10/24/2018	1/3/2019	Approved with conditions	Sean and Celeste Forey	Sean Forey/James Chambers		1/3/19 Board approved with conditions
120 Bear Creek Ave. Sign Permit	Sign Permit	120 Bear Creek Ave	2/21/2019	3/1/2019	Approved	Danielle Zimmerman from Fort + Horn	Lyndsey Paavilainen		2/21/19 MG reviewed Sign Permit application and sent comments to applicant

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Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Applicant	Contact	Waiting on Response from Client? (Y/N)	Comments
Meadowsweet Gifts and Wellness	Sign Permit	120 Bear Creek Ave, A	5/13/2019	5/24/2019	Approved	Talai Franz	Talai Franz, herbinatcherny@gmail.com		3/14 Recv'd sign application; 3/17 MG sent comments to Talai to address; 5/21 Talai submitted review comments; 5/24 MG drafted final approval and sent to applicant
Potential Projects									
Bandimere Parking Lot Expansion	SDP	3401 S Rooney Rd (Parcel 40-363-00-004)			Awaiting Submittal of Pre-App Materials	Bandimere	Ben Thurston, Baseline Engineering		11/2/2018 Initial inquiry recvd; 11/5 response provided; 11/6 CM look calls with Town Manager and Legal to determine process
Lenhart (Ozzi's) Redevelopment	Pre-application meeting - Site Redevelopment with 2 tenant spaces, including a Special Review Use of a Rooftop Patio	101 Bear Creek Ln.	8/30/2019		Awaiting Submittal	Franz Lenhart	flehner@connect-properties.com		8/30 Pre-application meeting held and follow-up from staff after the meeting
Aggregate Industries	Pre-Application for PUD Amendment				7/26 2nd Pre-App	AI	Jennifer Woods		7/26 New AI staff & 2nd Pre-app meeting; submitted signed form and deposit 4/10 sent pre-app meeting notes to AI (previously circulated through staff) 4/1 1st Pre-app meeting 8/30 Applicant submitted pre-application materials 9/10 Site visit scheduled 10/1 request to delay submittal and staff response that it would not be supportive in any delay in the submittal since the current PUD is very outdated and inaccurate.

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, DECEMBER 17, 2019
6:00 P.M.**

Call to Order. Mayor Sean Forey called the regular Town Board Meeting to order at 6:00 P.M.

Roll Call. Mayor Sean Forey, Trustees Venessa Angell, Katie Gill, Debora Jerome, and Matt Schweich were present. Trustees Christopher Wolfe and Paul Sutton were absent. A quorum was established.

Staff Present. Kara Winters (Town Manager), Gerald Dahl (Town Attorney), George Mumma (Police Chief), and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. An Executive Session regarding the Rooney Valley Intergovernmental Agreement and the Denver Intergovernmental Agreement was added to the Agenda after Board Comments. Item, Fifth Amendment to Intergovernmental Agreement-Mount Carbon Metro District was moved to the top of General Business. Item, 2019 Audit Engagement Letter was added to General Business.

Public to Address the Board. None.

Presentations and Hearings. None.

General Business.

Fifth Amendment to Intergovernmental Agreement- Mount Carbon Metro District. Winters explained this amendment addresses the number of EQR's, adds the distinction of properties in Jefferson County, and lays out an amended timeline for tap purchases.

Andy Trietley, Ventana Capital, 9801 E. Easter Ave, Centennial, CO 80122, explained the timeline amendment is an attempt to compensate for the time lapse from approval to putting the property on the market. Trietley added this amendment adjusts the timeline about 3 to 5 years out from the original 2008 agreement which the first deadline was 2025.

Schweich made a motion to approve the Fifth Amendment to the Mount Carbon Metropolitan District Intergovernmental Agreement dated December 17, 2019 with the typographical changes as noted. Angell seconded the motion. All present voted in favor of the motion.

Bandimere Speedway Partnership 2020-2021 Race Seasons. Winters stated this partnership would be for the 2020 season only. Forey stated Bandimere has been very supportive of the Police Department and has a good relationship with the Town. Jerome made a motion to enter into a sponsorship with Bandimere Speedway for the 2020 Race Season in the amount of \$8,000.00 Gill seconded the motion. All present voted in favor of the motion.

Planning Commission Vacancy. Jamee Chambers, Planning Commission Chair, stated she is still searching for an interested resident to fill the Planning Commission vacancy. Chambers also encouraged residents to attend the Planning Commission workshop regarding Accessory Dwelling Units (ADU) on January 9, 2020.

2019 Audit Engagement Letter. Jerome made a motion to accept the audit proposal from Hinkle & Company, PC and enter into an agreement in the amount of \$20,800 for the 2019 audit. Schweich seconded the motion. All present voted in favor of the motion.

Departmental Reports.

Court. No questions. No comments.

Accounting. Winters reported the sales tax reporting issue has been fixed.

Town Manager. Winters reported the 2020 regular election will be held April 7, 2020. Winters added nomination packets will be available for circulation starting January 7, 2020 until January 27, 2020.

Town Attorney. Dahl provided clarification on when Trustees can and cannot attend Planning Commission meetings.

Building Department. No questions. No comments.

Planning Commission- November 12, 2019 Minutes. Winter stated the Planning Commission will be holding a workshop regarding Accessory Dwelling Units on January 9, 2020. Winters added the residents are encouraged to attend.

Consent Agenda. Winters answered questions regarding Planner Fees and retainer for the Comprehensive Plan update. Angell made a motion to approve the Consent Agenda for December 17, 2019. Jerome seconded the motion. All present voted in favor.

Board Comments. The Board discussed the Abatement Notice for 105 Canon Street and any follow up actions required of the Town. It was noted the case is set for a court hearing in January and proceedings are out of the Board's control.

Forey thanked the Board and Town Staff for a great and productive year.

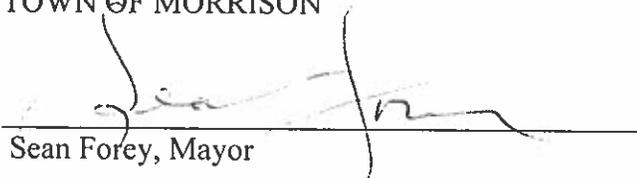
Executive Session. Jerome made a motion for a conference under Charter Section 3.4 and Section 24-6-402(4)(b) and (e), C.R.S., with the Town Attorney, Town Manager, and appropriate staff to receive legal advice and to instruct negotiations concerning Rooney Valley IGA and IGA with Denver for water treatment facilities. Jerome further motioned 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, December 17, 2019 at 7:01 P.M. Present were: Mayor Sean Forey, Trustees Venessa Angell, Katie Gill, Debora Jerome, and Matt Schweich; Kara Winters (Town Manager), Gerald Dahl (Town Attorney), and Lyndsey Paavilainen (Town Clerk). The purpose of the Executive Session was for a conference under Charter Section 3.4 and Section 24-6-402(a)(b) and (e), C.R.S., with the Town Attorney, Town Manager, and appropriate staff to receive advice and instruct negotiators concerning the Rooney Valley IGA and IGA with Denver for water treatment facilities.

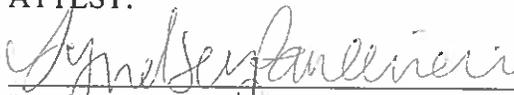
End of Executive Session. The Executive Session was adjourned at 8:05 P.M. The Board returned to the regular meeting.

Adjournment. The regular meeting was adjourned at 8:05 P.M.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Lyndsey Paavilainen, Town Clerk

