

**TOWN OF MORRISON PLANNING COMMISSION
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, FEBRUARY 11, 2020
7:00 P.M.**

Call to Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:03 P.M.

Roll Call. Chairperson Jamee Chambers, Co-Chairperson Michael Dejonge, Commissioners Todd Mercord, and Alternate Commissioner Shari Raymond were present. Commissioners Jennifer Singer and Maja Stefansdottir were absent. A quorum was established.

Staff Present. Jennifer Woods (Town Planner), Kara Winters (Town Manager) and Lyndsey Paavilainen (Town Clerk).

Ann Pintinga was sworn in as Planning Commissioner Alternate and joined the Commission at the dais.

Amendments to the Agenda. None.

Public to Address the Planning Commission. None.

Presentations and Hearings. None.

General Business.

Comprehensive Plan Amendment. Woods first briefly reviewed the previous phases of the Comprehensive Plan (Comp Plan) update process, dating back to the December 10, 2019 Planning Commission meeting in which an introduction to the current Comp Plan amendment and its incorporated planning areas were explained. Woods then recapped the January 14, 2020 meeting and the Commission's progress in reviewing the Growth & Small Town Design; Transportation Planning; and Parks & Trails & Open Space elements of the Comp Plan Amendment process. Woods further explained the intent of this meeting is to review the Economic & Commercial Development and Historic District chapters of the Comp Plan and outlined the future March and April timeline of chapter reviews.

Woods added while Trustees Gill and Jerome have provided editorial remarks, punctuation and grammar will be corrected throughout the entire Plan, references to the word, "citizens" will be replaced with the word, "residents", references to dates and timelines will be made current, and references to population and monetary amounts will be updated with current figures. In relation to goals, Woods suggested for the Commissioners to update completed goals with action words to suggest the continuance of monitoring and maintenance of already implemented guidelines for the Historic District and other chapter's goals.

In the review of Economic & Commercial Development goals, the Commission discussed re-wording goals, as the Town's situation with Rooney Valley has changed. The Commission clarified the goals should provide incentive strategies that correlate the Town's binary concerns with expanded development within Town and the Sales Tax Collection incentives as granted through the Red Rocks Ranch disconnection and approved PIF agreement.

During the review of the Historic District chapter and its accompanied Trustee comments, the discussion regarding the intertwined connections and references to the Sign Code

and Lighting Code was tabled until other chapters are reviewed. The Commission discussed the participation in the Main Street Program goal should be revised to suggest continued investigation and exploration of similar programs that are feasible for the Town of Morrison and engaged business owners.

Accessory Dwelling Unit Discussion. The Commission had discussed how to enforce regulations, how to preserve the appeal of the neighborhood, how ADU's would comply with current zoning and development standards, and how ADU's are used as a tool to provide affordable housing. Another topic the Commission discussed and wanted to emphasize was, the review of ADU's is not intended to permit Short Term Rentals in Town. Woods educated the Commission on how to focus the ADU discussion on a purpose, or statement, in order to help align goals, which will then guide the regulatory framework.

In order to assist in the formation of a purpose statement for allowing ADU's in the Town, Woods stated she will do a code comparison of other municipalities regulations concerning owner occupancy, parking requirements, and design standards and return with her findings at the next Commission meeting.

Approval of Minutes. Dejonge made a motion to approve the December 10, 2019 and January 14, 2020 Planning Commission Minutes. Mercord seconded the motion. Pitinga abstained. The motion passed with 4 ayes, 0 nays, and 1 abstention.

Staff Reports.

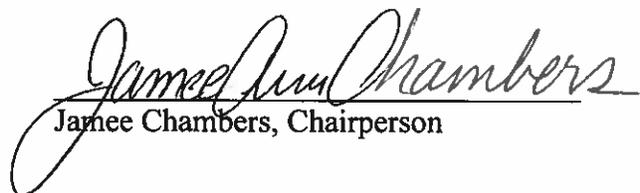
Town Planner. Woods stated Bandimere is de-annexing lots located in Lakewood into Jefferson County and that Red Rocks Ranch is moving forward with their development process in Jefferson County. Woods also mentioned Aggregate Industries is holding a pre-application public information meeting on February 20, 2020 to review PUD modifications.

Town Manager. Winters reviewed completed 2019 goals and projects and stated the 105 Canon Street property hearing is scheduled for March 18, 2020.

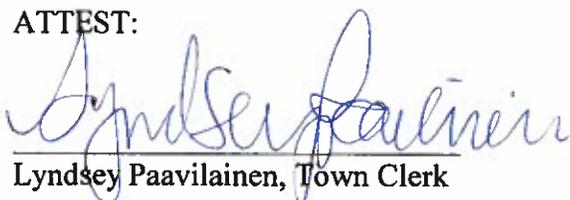
Board of Trustee Minutes. No questions. No comments.

Adjournment. Chairperson Chambers adjourned the meeting at 8:33 P.M.

TOWN OF MORRISON


Jamee Chambers, Chairperson

ATTEST:


Lyndsey Paavilainen, Town Clerk

