

**TOWN OF MORRISON  
PLANNING COMMISSION**

**RESOLUTION 2019--01**

**A RESOLUTION AMENDING THE MORRISON COMPREHENSIVE PLAN**

**WHEREAS**, the Town of Morrison is a home rule municipality operating under a charter approved by its voters pursuant to Article XX of the Colorado Constitution and acting by and through its Board of Trustees; and

**WHEREAS**, the Town of Morrison, acting through its Planning Commission, is empowered pursuant to Section 31-23-201, et seq., C.R.S., to make and adopt comprehensive and master plans, and

**WHEREAS**, in the exercise of this authority, the Planning Commission previously adopted the Morrison Comprehensive Plan; and

**WHEREAS**, the Planning Commission wishes to amend the Comprehensive Plan; and

**WHEREAS**, the Planning Commission conducted a properly noticed public hearing on proposed amendments to the Comprehensive Plan on February 12, 2019, in compliance with CRS 31-23-208; and

**WHEREAS**, the Planning Commission believes it in the best interest of the Town that the amendments to the Comprehensive Plan be adopted.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Morrison, Colorado:

**Section 1.** The amendments to the Morrison Comprehensive Plan attached here to as **Exhibit A** are hereby adopted.

**Section 2.** The amendments as adopted hereby, expressly include maps and other matter, intended by the Planning Commission to form a portion of the whole of the Morrison Comprehensive Plan, all of which materials are contained within the plan document itself, and which materials are hereby declared to be part of the Plan.

**Section 3.** A copy of this Resolution shall be attached to each copy of the Morrison Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

**Section 4.** A copy of this Resolution and the Plan amendments hereby adopted are hereby certified to the Board of Trustees of the Town of Morrison and the Board of County Commissioners of Jefferson County, Colorado, as required by CRS 31-23-208.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

**INTRODUCED, READ AND ADOPTED,** at a Regular Meeting of the Planning Commission of the Town of Morrison, Colorado, held on the 13<sup>th</sup> day of August 2019, by a vote of \_\_\_ ayes and \_\_\_ nays.

TOWN OF MORRISON PLANNING  
COMMISSION

By Jamee Chambers  
Jamee Chambers, Chair

ATTEST:  
Kristi Dixon  
Kristi Dixon, Clerk to the Commission



APPROVAL BY BOARD OF TRUSTEES;

The Board of Trustees of the Town of Morrison, having received a copy of the above and foregoing Resolution and attached Comprehensive Plan amendments thereby approves the same pursuant to CRS 31-23-208., on this \_\_\_ day of \_\_\_\_\_, 2019.

TOWN OF MORRISON BOARD OF TRUSTEES

By \_\_\_\_\_  
Sean Forey, Mayor

ATTEST:

\_\_\_\_\_  
Lyndsey Paavilainen, Town Clerk

**Exhibit A**  
**Comprehensive Plan Amendment**  
**[Attached]**



# TOWN OF MORRISON

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Planning Commission  
Public Hearing  
April 9, 2019  
7:00 P.M.

## STAFF REPORT

Date: Updated August 13, 2019 (Originally Presented July 9, 2019)  
Prepared by: Jennifer Woods, Town Planner  
Owner/Applicant: Town of Morrison  
Subject: Comprehensive Plan Update

### EXECUTIVE SUMMARY:

#### UPDATE

On July 9, 2019 the Planning Commission approved the update to the Comprehensive Plan. On August 6, 2019, the Town Board approved an additional annexation near Spring St. and that annexation has been incorporated into all of the maps in the Comprehensive Plan. No other changes have been proposed with this update. The original staff report, below, has been provided for context.

#### BACKGROUND

The Town of Morrison has received several inquiries regarding the desire for

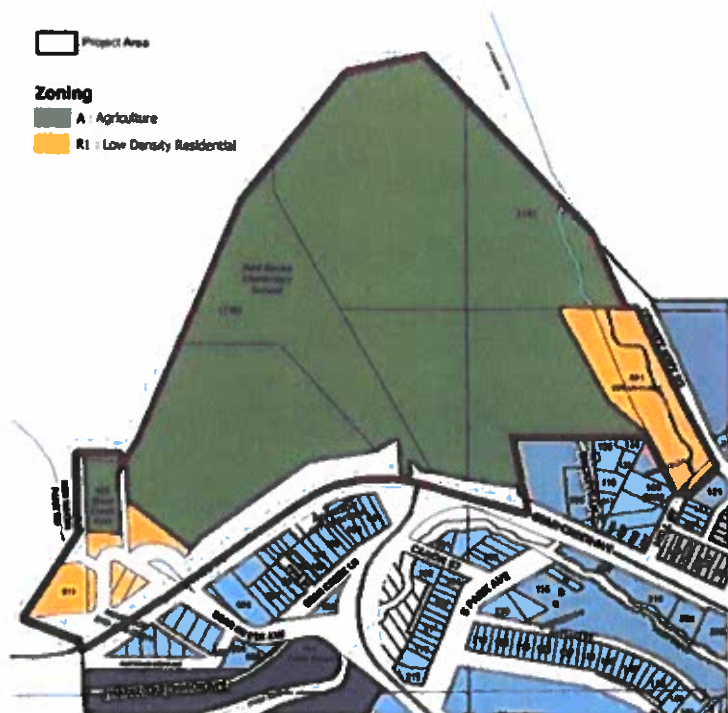
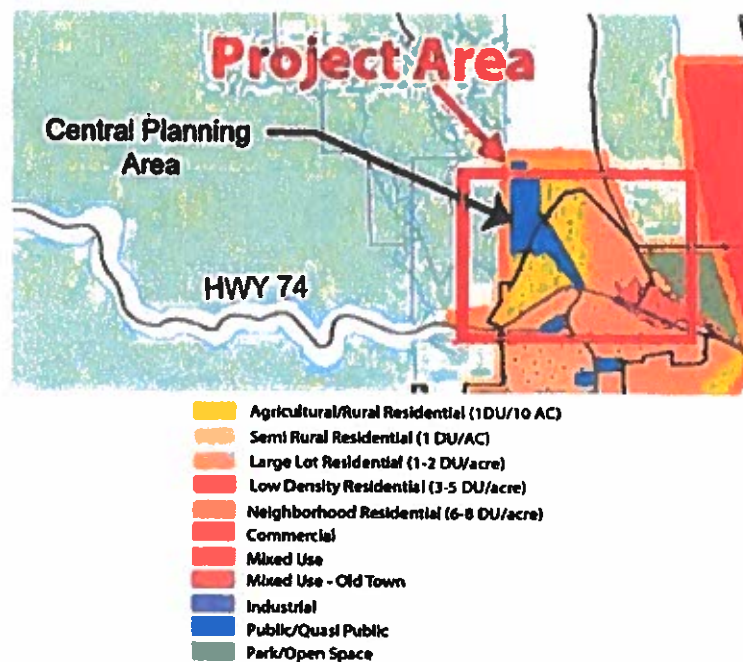


Figure 1. Zoning Map

flexible, mixed-use zoning in the areas north of Bear Creek Avenue, west of Mount Vernon Avenue (i.e. northwest Morrison; the "Project Area"). Mixed-Use zoning is typically comprised of areas which are used primarily for both residential and certain complementary uses including restricted office and commercial uses.

The Town of Morrison Comprehensive Plan currently designates northwest Morrison for a mixture of Agricultural/Rural Residential, Public/Quasi-Public and Neighborhood Residential land use types; and zoning is currently a mixture of A – Agricultural and R1 - Low Density Residential Zone Districts. See Figures 1 and 2.



*Figure 2. Comprehensive Plan Land Use Map*

In June of 2018, the Board of Trustees directed planning staff to initiate community outreach in order to gauge the level of community support for allowing mixed-uses in northwest Morrison to determine whether to proceed with a Comprehensive Plan Amendment and/or Rezoning. Community outreach efforts included a property owner survey, one community workshop and public meetings with the Planning Commission. At the March 12, 2019 Planning Commission public hearing, community members were in support of maintaining the existing land use designations of agricultural/rural and public/quasi-public for the elementary school property in Northwest Morrison. Although the land use designations remain unchanged, the amendment process provided the opportunity to update the 2015 Plan as follows:

1. Delete the Tharaldson Ethanol Plant I, L.L.C., a Nevada Limited Liability Company (Red Rocks Ranch) parcel per the disconnection from the town in May of 2018.
2. Add Block 24 and 27, Morrison Subdivision property that was annexed into the town in May and designated January 2019.
3. Update the cover page and acknowledgment page.
4. Revise the "Town Planning Process" section to include an overview of the town's planning history including the scope of the 2019 amendment and eliminating the detailed text on the 2008 update process that is not relevant today (additions noted in **red text** and deleted text in **strikethrough**).

### **Town Planning History Process**

In the 1960s, Town leaders, concerned with the encroaching growth of the Denver metropolitan area, made a decision to control the population growth of Morrison. They did so by purchasing and thereby controlling, utility facilities needed for future growth. In addition to establishing control over and improving these public utilities, the Town prepared its first Comprehensive Plan in 1975. The Plan was intended to guide growth and development for the next 20 years until 1995. The Plan did not foresee, however, the annexation of 400 commercial acres east of the Hogback in 1986. This annexation, coupled with the fact that the unincorporated communities of Conifer and Evergreen began growing rapidly during this timeframe, led Morrison to update the Comprehensive Plan in 1988.

Further, growth in the late 1980s and 1990s in Lakewood and unincorporated Jefferson County, along with the construction and eventual completion of C-470 prompted the Town to update the 1988 Comprehensive Plan in 2000. Since 2000, actual and impending growth to the east of C-470 and to the south of Highway 285, along with the changes of the Rooney Valley have made it necessary to update the Comprehensive Plan for 2008. ~~The~~ **In 2015, the Plan was updated to** include revisions to the South Planning Area land use designations as well as minor map updates to reflect the current Town and Planning Area boundaries.

**The 2019 update includes various changes to the Town's limits since the 2015 update including the de-annexation of 353 acres from Red Rocks Ranch, and annexations of smaller properties adjacent to the Town's boundaries. These changes have been incorporated into all of the Town's maps in this Comprehensive Plan.**

~~The Town recognizes that the interests of residents of a particular neighborhood may need to be balanced with the overall needs and greater~~

~~goal of the community. The Comprehensive Plan provides guidelines for these potential conflicts in the best overall interest of the community.~~

~~The initial process of updating Morrison's Comprehensive Plan began when community surveys were given to Town residents and businesses (Summer 2007). These surveys requested information about what is unique and important to the citizens of Morrison and how they see the future growth and development of the Town proceeding. A selected group of stakeholders were surveyed as well. After receiving survey and stakeholder feedback, three community workshops were held to: 1) identify and prioritize the community goals; 2) recognize the Town's areas of opportunities and constraints and identify preferred land use locations; and 3) present the community's consensus plan for comment and discussion. By encouraging citizen participation in the planning process, the Town has ensured that the Comprehensive Plan will be an inclusive document that has taken the concerns of Morrison's citizens into account.~~

~~The Comprehensive Plan was updated in conjunction with the Mile High Compact, a voluntary agreement among Denver metro area cities to manage growth, in which Morrison agreed to produce an updated comprehensive plan that addresses areas such as:~~

- ~~• Extent of Urban Development~~
- ~~• Transportation Systems~~
- ~~• Preserving open space and natural environment~~
- ~~• Collaboration with neighboring jurisdictions on planning issues~~

~~The information gathered from the Town's citizens, staff, and Planning Commission suggests that there are several key areas of concern for Morrison. In general, citizens want to preserve the small town character, open space, view vistas, and geological features that make Morrison a unique place. People are open to very low density residential growth south of the existing Town and both residential and commercial growth east of the Hegback as long as it occurs in a way which complements the character of the existing Town as well as providing tax revenue.~~

5. Remove references applicable to Red Rocks Center growth and development.

### ***Economic and Commercial Development***

A healthy local economy is essential for retaining existing businesses, attracting new businesses, improving the economic vitality of the community, and strengthening the quality of life for residents. Morrison residents have determined that Old Town Morrison is the heart of the community. A majority of survey respondents indicated that focusing on Old Town Morrison as a catalyst for economic growth and stability was "very important." As such, the Town should continue to maintain the character of the existing historic district by

actively pursuing the smaller businesses and encouraging the eclectic mix of businesses and services.

The Town of Morrison is almost completely surrounded by public open space including: Red Rocks Amphitheatre (Denver Mountain Parks), Jeffco open spaces, Bear Creek Lake Park and a natural community separator, the hogback. This unique locational situation has made Morrison rely heavily on sales tax revenue from Old Town Morrison as it continues to be the major source of revenue for the Town. In the mid 1980's, Morrison took actions that expanded its potential economic base. Annexation of the Red Rocks Centre, the C-470 interchange area, and portions of Rooney Valley, east of the Hogback, provided have-given the Town the potential for growth. In addition to potential mixed use development in Rooney Valley and support of Old Town Morrison's growth and vitality, citizens identified economic development opportunities to the south of Town along Highway 8 in appropriate nodes as identified on the Land Use Map. While the Red Rocks Ranch de-annexation thereby reduced some potential for growth, the Town continues to reciprocate an inclusive land use review process with neighboring jurisdictions.

...

### ***Public Safety***

The provision of public safety services in Morrison is atypical for a community of its size. This is due to the location of two major visitor attractions within a couple of miles of the Town. Bandimere Speedway and Red Rocks Park bring tens of thousands of visitors to the Town for events, many of which occur on the same days. Adding to the need to provide public safety is the proximity of C-470, Highway 285, Highway 8, and The Lariat Loop Historic and Scenic Byway, which combine to bring thousands of travellers into the Town each week. Because of the high volume of vehicular traffic, the Town practices strict enforcement of traffic laws to ensure the safety of residents and visitors. Traffic control for major events is contracted with the Town to provide special services to Bandimere Speedway and Red Rocks Park.

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 the Jefferson County Sheriff's Office and the Colorado State Patrol. These relationships should be enhanced by participating in the county wide emergency response efforts, 911, and reverse 911 systems.

~~Anticipated new growth, particularly in the Rooney Valley, will signal a more obvious need for 24/7 police protection. New revenues should be able to sustain more police protection. Accordingly, planning for expansion of Town police service requirements for space, equipment, and personnel must be addressed.~~



~~This planning should include review of police compensation, training, experience, and other operational issues.~~

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.

~~During the Rooney Valley interim development and build out, safety provisions are provided for within an Intergovernmental Agreement between the City of Lakewood and the Town. In summary, during early development of the area, police service will be provided by the City of Lakewood. As development continues, Morrison will begin to provide police protection. At full build out, each municipality will be responsible for police protection within their boundaries. As development will bring in additional revenue it should be financially possible to add staffing, facilities and equipment as needed.~~

...

**GOAL 1: Continue to ensure adequate flood, police, fire, and emergency protection for Morrison residents and property by collaborating with other agencies during major events and relocating some Town facilities out of the floodplain.**

**Policy K-1:** Continue to expand the positive working relationship with Denver's Theatres and Arenas, Bandimere Speedway, the Jefferson County Sheriff's Office, the Colorado State Patrol, the West Metro Fire Protection District, and other entities associated with public safety and emergency response in the area.

**Action K1.1:** Relocate the maintenance equipment storage building and Town maintenance shops out of the Bear Creek floodplain, pursuant to the Jefferson County Multi-Hazard Mitigation Plan.

**Action K1.2:** Continue coordination with Denver's Theatres and Arenas as well as Bandimere Speedway, for all the event information they can provide on a regular basis to assist with planning for public safety and traffic concerns.

~~**Action K1.3:** Review and update current and future needs during development of the Rooney Valley to accommodate public safety staffing needs, budgetary requirements, and additional equipment or facilities.~~

## **PUBLIC NOTICING AND REFERRAL REVIEW:**

The proposed Comprehensive Plan Amendment and the Planning Commission's hearing on the same were publicly noticed in accordance with the public notification requirements outlined in the Town of Morrison Municipal Code. The Comprehensive Plan Amendment does not require referral review.

### **AMENDING THE COMPREHENSIVE PLAN**

Both the written and graphic components of the Comprehensive Plan may be amended. The Planning Commission must review all requests to amend the Plan. If an amendment is suggested, the Board of Trustees and Planning Commission must determine if the suggested change is in the best interest of the Town and hold a public hearing regarding the amendment. An amendment to the Comprehensive Plan must be done by an adopted resolution of the Planning Commission and a motion of approval by the Board of Trustees. The Comprehensive Plan may be amended provided the following criteria are met:

1. The amendment improves the implementation of one or more of the goals, policies, and strategies of the Comprehensive Plan.

**Staff Comment:** Staff finds that the proposed amendment conforms to the following goals, policies, and strategies of the Comprehensive Plan:

2. The amendment will not pose a detrimental impact on existing or planned Town facilities, services, or transportation facilities.

**Staff Comment:** Future services would be required to be extended or upgraded appropriately at the cost of the developers throughout northwest Morrison as the land develops.

3. Significant community concerns regarding the proposed change have been adequately addressed.

**Staff Comment:** The majority of community concerns heard throughout this process relate to maintaining the character of the area and preserving open space and views. By considering the public input received, the Planning Commission and Board of Trustees decided to forego a Town-initiated rezoning of Mixed Use so that future development can be evaluated more thoroughly on a case-by-case basis to ensure the vision includes a balance of low intensity development and conservation measures.

### **STAFF RECOMMENDATION:**

While revisions to the land use designations in Northwest Morrison are not proposed at this time, staff recommends approval to update the Comprehensive Plan and its associated maps to include the various changes to the Town's limits since the 2015 update, including the de-annexation of 353 acres from Red Rocks Ranch, and annexations of smaller properties adjacent to the Town's boundaries.

### **RECOMMENDED MOTIONS:**

- "I move to **adopt** the resolution amending the Comprehensive Plan";
- "I move to **deny** the resolution amending the Comprehensive Plan"; or
- "I move to **table** the Comprehensive Plan Amendment for a period not to exceed thirty (30) days for additional study or to obtain additional necessary information, or to allow staff to revise the application."

**EXHIBITS:**

- A. Amended Comprehensive Plan
- B. Resolution