

**TOWN OF MORRISON
PLANNING COMMISSION
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 12, 2021
7:00 P.M.**

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

Roll Call. Chairperson Ann Pitinga, Commissioners Jamee Chambers and Maja Stefansdottir, and Alternate Commissioners Shari Raymond and Stacy Feehery were present. Commissioners Todd Mercord was absent. A quorum was established. Commissioner Petra Bute called into the meeting at 7:11 P.M. It is to be noted this meeting was held electronically as permitted by CRS 24-6-402(1)(b) and the public was able to participate by calling the provided phone number and access code found on the posted Agenda. Also, an audio recording of this meeting was made and is available at request.

Staff Present. Kara Winters (Town Manager), Carrie McCool (Town Planner), and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. None.

Public to Address the Planning Commission.

David Killingsworth, 403 Bear Creek Avenue. Killingsworth commented on parking in the downtown area and the downtown revitalization project with CDOT. Killingsworth stated there is an urgent need for additional parking spaces in the downtown area and would like to see the Town property on Highway 74 be utilized as a temporary parking area.

Killingsworth commented that he would not want to see a median in the middle of the Bear Creek Avenue as he believes it would impact traffic flow and delivery drivers.

Katie Gill, 108 Bear Creek Avenue. Gill first thanked the Planning Commission for their work on the Comprehensive Plan and agrees their changes and modifications made sense and are aligned with, "Keep Morrison Morrison", especially in regards to the expansion and shifting of planning areas.

Gill made editorial suggestions regarding the wording in the South Planning Area and action item 2.1. Gill suggested removing the word, "implement" as there is not a uniform consensus in the area on development, land use, and use of municipal water

Due to Gill's comments there was a discussion on the wording regarding tiered service areas and the Town's Service Plan for providing services to parcels within tier 1 that annex into the Town.

In regards to parking, Gill stated there are parking areas that were not included in the 2013 Parking Map or parking spot count such as the old RTD lot, Elementary School, or Union Avenue. Gill suggested these areas are included in the parking analysis and the parking to commercial/retail store ratio.

Glenn and Millie Sanger. Glenn Sanger stated there have been a lot of issues with the mining over the years but has seen some positive improvement regarding the dust and lighting due to Town enforcement. Sanger emphasized the decisions and enforcement positions that the

Town takes greatly effects the surrounding property owners and appreciates the Town's enforcement.

Presentations and Hearings. None.

General Business.

Comprehensive Plan Amendment. McCool reviewed the chapter, Planning Areas, and revisions to language and text, updates to actions and polices for the East planning to reflect changes in Rooney Valley, and the South Planning Area to correct records to 2015. McCool reiterated, the Comprehensive Plan is long range planning document and it is good to be cognizant of how changes will affect the area.

McCool reviewed Trustee Schweich's updates the planning area maps. In answering questions Trustee Schweich posed when updating the maps, the Planning Commission agreed to: include the Esphanian property in the west planning area, to include Bandimere and the parcel to the east of the Hogback and West of C470 at Highway 8 in the Town's planning areas.

In regards to Gill's earlier comments, Staff will revise the language regarding services and engineering requirements for tiered parcels and to include language that might provide services but will have to do own engineering.

Due to Raymond's comments, the completed Feasibility Study regarding access to Highway 8 and Mt. Falcon Park will be referenced in the Comprehensive Plan in regards to the Planning Area.. McCool stated follow up action items and goals about trail connections to Mt. Falcon and Bear Creek Trail and Museum can be included. McCool will review other chapters of the Comprehensive Plan to determine where those actions fit best to prevent redundancy.

Mike Thyne- Thyne had comments regarding the long term implications of land planning and allowed land uses on inheritance taxes levied on the land. McCool and Winters reviewed the Comprehensive Plan and its use as a tool in ruling on land development applications and annexations verses the re-zoning process and the role the Town would have in reporting land use to the County Assessor who would in turn levy taxes per land use. Due to Thyne's follow up questions regarding the Federal government's view of best and highest land use and property taxes, Winters stated she will look into it.

Downtown Revitalization Plan- Parking Discussions. Parking issues. McCool reviewed the 2013 Parking Analysis and stated per analysis, the Town has an adequate number of parking spaces and a high ratio of spots to commercial/retail space. It was agreed to have the east RTD lot, elementary school parking lot, and Union Avenue spots included on the parking map and in the analysis. The Commission stated they would like to see better signage and the utilization of QR codes and parking maps.

Winters encouraged the Commissioners and public to address the Board about their parking concerns. Winters furthered the Board will be creating a Parking Committee to review parking in Town and to implement parking plans.

Maja Stefansdottir left the meeting at 8:20 P.M.

Dave Killingsworth, 403 Bear Creek Ave. Killingsworth reiterated issues that a street median would bring to Town and that as a business owner he is looking for temporary parking solutions for the upcoming busy season to increase customers.

Clinton Scott, 408 Bear Creek Avenue. Scott stated parking is a huge issue and would support additional of parking in Town. Scott stated he will address the Board of Trustees at their upcoming meeting with his concerns.

Approval of Minutes. Pitinga made a motion to approve Planning Commission minutes for November 10, 2020 and December 8, 2020. Feehery seconded the motion. All present voted in favor of the motion.

Staff Reports.

Town Planner.

Aggregate Industries 1998 PUD Amendment Compliance Report- Informational. McCool stated the Compliance Review included in the Planning Commission packet is informational only as the Planning Commission will not be reviewing or approving Aggregate Industries PUD Amendment.

McCool summarized staff has reviewed the current PUD, as that is the governing PUD, and noted where Aggregate is in compliance and where they are not. McCool further stated the Compliance Report was sent to Aggregate, as well as to the State, noting where the operations need to come into compliance before another PUD amendment can be filed. McCool also stated a formal Letter of Objection was sent to State on Aggregate's mining operations amendment.

Winters added there will be public hearings on a PUD amendment application. Winters stated the Town will be following up with Aggregate to ensure reporting compliance in the future.

Mike Thyne, Thyne had questions regarding zoning enforcement and who enforces the Code. Thyne requested to view videos and shock wave reports provided by Aggregate Industries.

Millie and Glenn Sanger. Glenn Sanger made comments about operations on an easement that was granted to Aggregate Industries and his need to follow up with Aggregate Industries on the allowed uses on that easement.

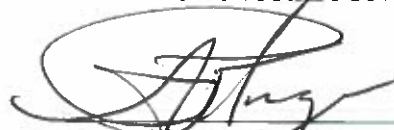
Winters will bring complaints to the Board and see if they want to do further enforcement. Winters also stated to call the Morrison Police Department to make complaints about operations. Winters stated at the upcoming Board Meeting, the Board may review violations but will not be discussion PUD amendment for another couple months.

Town Manager. No question. No comments.

Board of Trustee Minutes. No questions. No comments.

Adjournment. Co-Chairperson Chambers adjourned the meeting at 9:00 P.M.

TOWN OF MORRISON


Ann Pilinga, Chairperson

ATTEST:


Lyndsey Paavilainen, Town Clerk

