

**TOWN OF MORRISON PLANNING COMMISSION  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, AUGUST 13, 2019  
7:00 P.M.**

**Call to Order.** Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:05 P.M.

**Roll Call.** Chairperson Jamee Chambers, Commissioners Matt Schweich, Jennifer Singer, Maja Stefansdottir, Shari Raymond and Todd Mercord were present. Michael Dejonge arrived at 7:08 P.M. A quorum was established.

**Staff Present.** Jennifer Woods (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.**

Vacation and Subdivision 802, 804, and 806 Bear Creek Avenue

Chairperson Chambers opened the public hearing at 7:10 P.M.

Woods started by saying the property owner Jim Jones is present. The request for subdivision is to create two (2) lots from an existing outlot containing three (3) homes located at 802, 804, and 806 Bear Creek Avenue. Proposed Lot 12a would contain addresses 804 and 806 Bear Creek Avenue and Lot 12B would contain 802 Bear Creek Avenue. Additionally, the request includes vacation of ten (10) feet of right of way of Union Avenue and ten (10) feet right of way of Bear Creek Avenue. There is also a variance request pending public hearing before the Board of Adjustment scheduled on August 22, 2019.

**Public Comment.** Jim Jones, 2201 Ideal Lane, Fort Collins, CO, Jones stated he believes these lots have been in his family since 1880.

Chairperson Chambers closed the public hearing at 8:00 P.M.

**Staff Discussion and Decision.** Singer asked Jones why he wants to split up the lots. Jones replied to create two legal lots with their own legal description. Woods stated the square feet would be Lot 12a 9331 square feet and Lot 12b 4263 square feet.

Schweich asked about water and sewer taps. Woods stated there are three (3) taps, one for each address. Singer asked what the Town code was for an accessory dwelling use. Dejonge asked Jones why two lots and not three lots. Jones stated to get the fifteen (15) feet between 804 and 806.

Beery reminded the Planning Commission the subdivision of land is the subject of the public hearing.

Singer made a motion to recommend conditional approval of the resubdivision (preliminary and final plat) and the right-of-way vacation to the Board of Trustees, the conditions being:

- 1) Town Staff shall verify that the title work filed with the application reflects applicant ownership of Outlot 12;
- 2) Town Staff shall again refer the plat to Xcel to seek Xcel comment and input on any desired easements; and
- 3) Each approval (plat and vacation) is contingent on decisions of approval or conditional approval by the Board of Adjustment for the associated variance request and by the Board of Trustees of every other application related to this request. Dejonge seconded the motion. The motion carried with 5 ayes and 2 nays, with Schweich and Raymond voting against.

Singer made a motion to direct Staff to inform the Board of Trustees that the Commission recommends further study of accessory dwelling units (ADU) and how and if they should be addressed by the Town Code. Schweich seconded the motion. All present voted in favor.

**General Business.**

**Resolution 2019-01 – Resolution Amending the Morrison Comprehensive Plan.**  
Singer made a motion to adopt Resolution 2019-01 amending the Morrison Comprehensive Plan. Schweich seconded the motion. Raymond abstained from voting. All other Commissioner’s present voted in favor of motion.

**Small Cell Wireless Facilities.** Woods stated small cell wireless facilities can enhance service, they are small in size and placed in public areas. Woods will bring photos to the next meeting to help put together what the Planning Commission would and would not want to see.

**Approval of Minutes.** Schweich made a motion to accept the minutes from June 11, 2019. Mercord seconded the motion. Singer abstained from voting. All other Commissioner's present voted in favor of motion.

Singer made a motion to accept the minutes from July 9, 2019. Mercord seconded the motion. All present voted in favor.

**Staff Reports.**

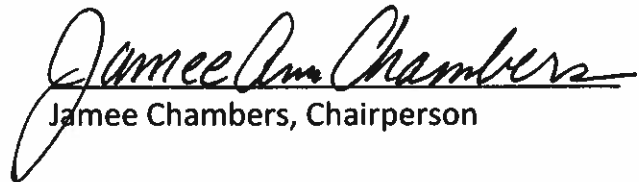
**Town Planner.** Woods stated the Town received administrative review from Jefferson County regarding deferred movement of Yale, Indiana and McIntyre Streets. The Town is not opposed to these.

**Town Manager.** None.

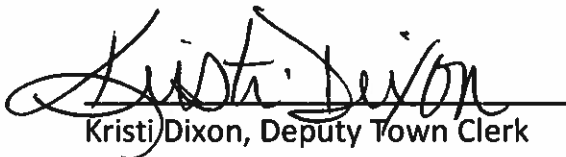
**Board of Trustee Minutes.** No questions. No comments.

**Adjournment.** Chairperson Chambers adjourned the meeting at 9:05 P.M.

TOWN OF MORRISON

  
Jamee Chambers, Chairperson

ATTEST:

  
Kristi Dixon, Deputy Town Clerk

