

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, SEPTEMBER 3, 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 Christopher Wolfe, Katie Gill, Earl Aukland, Paul Sutton and Debora Jerome were present. Trustee Venessa Angell was absent. A quorum was established.

Staff Present. Kara Winters (Town Manager), Gerald Dahl (Town Attorney), Jennifer Woods (Town Planner), George Mumma (Police Chief), and Kristi Dixon (Deputy Town Clerk).

Amendments to the Agenda. None.

Public to Address the Board. None.

Presentations and Hearings.

Jones Property Vacation and Subdivision Hearing - Ordinance 482 – An Ordinance Vacating Portions of Certain Public Rights-of-Way within the Town

Mayor Forey called the Public Hearing to order at 6:01 P.M.

Planner Report. Woods stated the property is located in the Gateway Subdivision at 802, 804 and 806 Bear Creek Lane. The property owner James Jones is present. The land was surveyed by Michel Cregger of IMEG, who is also present. Woods said the Planning Commission approved the subdivision on August 13, 2019 and the Board of Adjustment approved the variance on August 22, 2019. All approvals were contingent upon each other.

Applicant Report. Mr. Jones had no comments.

Staff Report. Aukland asked if lots 1, 2, 3 and 4 adjacent to the Jones property are private property. Woods said they were. Gill asked if there was any public comment at the Planning Commission or Board of Adjustment meetings that the Board should know about. Woods responded that there was no public comment at the Planning Commission meeting but there was a question about the Town survey at the Board of Adjustment hearing.

Public Comment. Jamee Chambers 805 Bear Creek Lane Morrison. Chambers said she was in favor of the application but said there was a question about Accessory Dwelling Units (ADU) discussed by Planning Commission.

Staff Discussion and Decision. Gill made a motion to approve the final plat, finding that it substantially meets the Town of Morrison Subdivision Regulations. Jerome seconded the motion. All present voted in favor of the motion.

Ordinance 482 - An Ordinance Vacating Portions of Certain Public Rights-of-Way within the Town: Jerome made a motion to approve Ordinance 482 – An Ordinance Vacating

Portions of Certain Public Rights of Way within the Town. Wolfe seconded the motion. All present voted in favor of the motion.

Mayor Forey closed the Public Hearing at 6:18 P.M.

South Park Avenue Vacation Hearing - Ordinance 483 – An Ordinance Vacating Portions of Certain Public Rights-of-Way within the Town

Mayor Forey opened the Public Hearing at 6:18 P.M.

Planner Report. Woods stated the property owner is Daniel Powell. Powell is requesting vacation of 20 feet of the north westerly section of South Park Avenue Right of Way (ROW). The location is adjacent to 105 Canon Street on the northwest corner of Canon Street and South Park Avenue.

Sutton asked if approving this ROW vacation would allow the applicant to add an Additional Dwelling Unit (ADU). Woods stated it would fall short by approximately 75 square feet to have 4 dwelling units on property. Jerome asked Winters if she has heard from the property owner regarding the letters that were sent by the Town regarding the nuisance violations on the property. Winters stated the deadline for the homeowner to respond was July 26, 2019 and she had not heard back from the property owner.

Public Comment. Jamee Chambers, 207 Bear Creek Lane, Morrison. Chambers wanted to clarify Chambers Consulting is not the applicant nor are they representing the applicant. Chambers said they volunteered to complete a property owner's survey for the vacation. Chambers Consulting had no other involvement with applicant. Chambers is here only to advocate that this survey is for Town's purposes only. The survey is correct, showing utilities and the easement to allow the Town to maintain the water lines and it also removes an 8.1 foot encroachment into the Town's ROW since Historic times.

Brewster Caesar, 102 Canon Street, Morrison. Caesar wanted to make note of an additional easement needed for the storm drain in middle of road on South Park Avenue. Caesar has comments other than the ones included in the Board packet. Caesar said there is additional information that the Board has not seen. There are three pages of letters by the builder, who has been let go, explaining what was going to happen. For instance, how it was going to be rezoned to put in a treehouse. It is Caesar's understanding that it is no longer part of the plan but could be in the future. Caesar said he previously signed something saying he was not opposed to vacating this property but is not in favor of the vacation without knowing the future development plans. Caesar was told by Powell that his initial plan was that he going to move into the livery building until he found out it was in the floodplain. Caesar said that Powell was told this information previously by the Town Manager. Caesar stated at this point he does not know if the livery building will remain. If the livery building gets removed Caesar will withdraw his recommendation to allow the vacation since he really does not see the need for it. Caesar purchased a property from the Town a number of years ago, as part of that agreement they cannot develop the property or build on it in any way. Caesar said it leaves a sour taste in his mouth thinking an out of state developer who has treated the town poorly, in his opinion, would

be given land which could potentially be developed in the future. Caesar would like to see some sort of restriction on the ROW vacation prohibiting future development from happening. Caesar stated this is not a unique case as the 80 foot ROW goes up South Park Avenue and it effects properties on both sides and a precedent would be set by what the Town does with this. Caesar does favor correcting the problems in the area of the too wide ROW. Caesar's property is adjacent to this property and in Caesar's property description it follows the edge of the creek and can change over time possibly increasing the property square footage allowing a fourth dwelling unit to be built.

Staff Discussion and Decision. Mayor Forey made a motion to continue the hearing indefinitely until Town Manager hears back from developer with additional information regarding the full development plans. Jerome seconded the motion. All present voted in favor of motion.

Mayor Forey closed the Public Hearing at 6:49 P.M.

Comprehensive Plan Amendment - PC Resolution 2019-01 – A Resolution Amending the Morrison Comprehensive Plan

Mayor Forey opened the Public Hearing at 6:50 P.M.

Staff Report. Woods stated the Planning Commission approved Resolution 2019-01, the Comprehensive Plan Amendment at their August 13, 2019 meeting. Woods reviewed the proposed changes.

Gill recommended continuing the public hearing because there was a lot of information to go over. Gill also stated from some of the information she has looked at it there are some areas that still need some changes and need to be updated. Winters stated the Town Planner was only given the North Area Planning as their scope of work although the Red Rocks Ranch references were removed from the Plan. Winters asked if the Board wanted to get a quote for a complete update to the Plan or Gill can send Winters the changes and they can be implemented.

Public Comment. None.

Staff Discussion and Decision. Winters stated that if there are only a few revisions that need to be corrected maybe Gill could meet with Winters to review those items.

Gill made a motion to continue Public Hearing Amending the Morrison Comprehensive Plan until revisions can be made. Jerome seconded the motion. All present voted in favor.

Mayor Forey closed the Public Hearing at 7:15 P.M.

General Business.

Draft 2020 Budget. Winters stated there are not many changes from last year and the Budget can be reviewed focusing on a few departments each meeting starting at the September 17, 2019 Board meeting.

Departmental Reports.

Public Works. Winters said the study session with Cindy Covell, Water Attorney and Alan Leak, Water Engineer is scheduled for October 15, 2019, 5:00-6:00 P.M. Winters said if the Board has any questions they want addressed at that session to send them to her.

Police Department. Joe Leo retired, there will be a celebration for him at the police awards ceremony in October.

Museum. No questions. No comments.

Town Manager. No questions. No comments.

Town Attorney. No questions. No comments.

Consent Agenda. Wolfe made a motion to approve the Consent Agenda for September 3, 2019. Gill seconded the motion. All present voted in favor.

Board Comments. Sutton suggested the Board get something for Joe Leo. Winters stated she and Chief will look into something. Sutton is going to bring 18-20 of his students to tour the Town of Morrison later this week. The students are also scheduled to meet with Winters, Mumma and Fritz Fouts, Public Works Director.

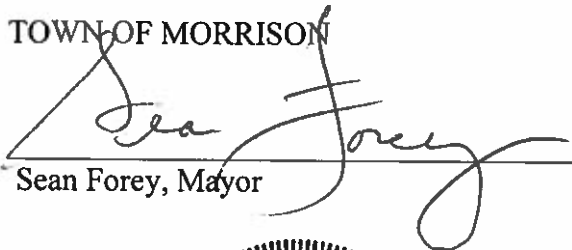
Executive Session. Jerome made a motion to go into Executive session for conference under Charter Section 3.4 and Section 24-6-402(4)(b) and (e), C.R.S., with the Town Attorney, Town Manager, and appropriate staff to receive legal advice and instruct negotiators concerning requests for water and wastewater treatment service and Red Rocks Ranch Development. Jerome further motioned to adjourn the regular meeting at the conclusion of the Executive Session. Wolfe seconded the motion. All present voted in favor of motion.

Forey called the Executive Session to order on Tuesday, September 3, 2019 at 7:38 P.M. Present were: Sean Forey (Mayor), Trustees Christopher Wolfe, Earl Aukland, Debora Jerome, Katie Gill, Paul Sutton, Kara Winters (Town Manager), Gerald Dahl (Town Attorney), and Kristi Dixon (Deputy Town Clerk). Executive session for 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 instruct negotiators concerning requests for water and wastewater treatment service and Red Rocks Ranch Development.

End of Executive Session. The Executive Session was adjourned at 8:20 P.M.

Adjournment. The regular meeting was adjourned at 8:20 P.M.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Kristi Dixon, Deputy Town Clerk

