

**MEMORANDUM**

To: City Council and Planning Commission Members  
From: JPRC Coordinators  
Date: 10/30/2008  
Re: Draft Joint Final Development Standards for Rooney Valley

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Please find for your review an enclosed copy of the draft Joint Final Development Standards for the Rooney Valley (draft standards). These draft standards are a compilation of both the original 1999 Town of Morrison and City of Lakewood Rooney Valley Development Guidelines/Standards. This is a second attempt to compile the approved development standards from both communities into one joint development standard document. Therefore, past comments on the various draft versions of the Rooney Valley development standards have also been taken into consideration with the enclosed draft. These draft standards are to be used by the Joint Project Review Committee (JPRC) and Coordinators while reviewing development proposals in the Valley.

At this time the draft standards are being provided to you for discussion and comment purposes. They also have been referred to the Town of Morrison's Board of Trustees and Planning Commission, as well as stakeholders within the Valley for their comment. Additional meetings are still being coordinated with interested stakeholders to further discuss and finalize the draft standards. The goal is to incorporate your comments into the draft standards along with any additional stakeholder comments over the next few weeks so that the document can be formatted with final pictures and exhibits prior to going before the JPRC for adoption at a public hearing in the month of December.

The intent and the key points of the draft joint final development standards include:

- a. Simplifying development and design language to provide for creativity and innovation;
- b. Providing a means to allow flexibility and flux in a development proposal and meet the demands of the economic market;
- c. Allowing the proposed standards to meet today's design/quality standards and tomorrow's technology;
- d. Meeting the intent and goals set out in the May 2005 Intergovernmental Agreement between the Town of Morrison and the City of Lakewood;
- e. Refining and clarifying the tools and standards concerning environmental and topography in the Valley, but still providing for development layout flexibility.
- f. Removing antiquated development/design/architecture information.

Thank you for your time and consideration in reviewing the Joint Draft Final Development Standards for the Rooney Valley.