



**Planning Commission Meeting
Minutes
May 5, 2026**

ROLL CALL: Those Present were: Chair Andrew Bryant; Vice-Chair Rebecca Vigil; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Stephen Butler and Albert Kendrick. **Absent/Excused – Commissioner Tim Lindow**

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Erinn Rogowski, Planner II; Monica Gutierrez and Desirae Lovato, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER KENDRICK AND SECONDED BY VICE CHAIR VIGIL TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

- A. A public hearing regarding a resolution of the Thornton Planning Commission recommending to the City Council adoption of a Fast-Track review process for qualified affordable housing projects as part of a commitment to Proposition 123, as adopted by Colorado voters in 2022.
- B. A public hearing regarding a recommendation to City Council of an amendment to Article II of Chapter 18 of the City of Thornton Municipal Code to codify the procedures necessary to supplement the adoption of a Fast-Track permitting process for qualified affordable housing projects

The floor was opened at **6:03 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Mr. Campbell introduced Ms. Rogowski as the case presenter for the City Council adoption of a Fast-Track review process for qualified affordable housing projects as part of a commitment to Proposition 123, as adopted by Colorado voters in 2022. Ms. Rogowski entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center.

Ms. Whitney provided clarification that this amendment is not state mandated and that the City has opted into the Proposition 123 program.

Ms. Rogowski introduced the consultant to address questions from the Commissioners.

Josh Olhava, Ayers Consultant, 3433 Oakwood Hills Parkway, Eau Claire, Wisconsin, confirmed he had been sworn. Mr. Olhava provided additional information about Proposition 123.

The floor closed to further testimony at **6:23 pm**.

MOTION WAS MADE BY COMMISSIONER KENDRICK AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A FAST-TRACK REVIEW PROCESS FOR QUALIFIED AFFORDABLE HOUSING PROJECTS AS PART OF A COMMITMENT TO PROPOSITION 123, AS ADOPTED BY COLORADO VOTERS IN 2022 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY VICE CHAIR VIGIL TO APPROVE THE RECOMMENDATION TO CITY COUNCIL OF AN AMENDMENT TO ARTICLE II OF CHAPTER 18 OF THE CITY OF THORNTON MUNICIPAL CODE TO CODIFY THE PROCEDURES NECESSARY TO SUPPLEMENT THE ADOPTION OF A FAST-TRACK PERMITTING PROCESS FOR QUALIFIED AFFORDABLE HOUSING PROJECTS CONSISTENT WITH PROPOSITION 123, AS ADOPTED BY COLORADO VOTERS IN 2022 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

STAFF REPORTS/PRESENTATIONS: None

OTHER MATTERS:

There is one item anticipated for the May 19, 2026, Planning Commission meeting.

Board of Adjustment (BOA) Meeting to commence immediately after this Planning Commission Meeting.

Mr. Campbell notified the Commissioners that updates will be provided regarding the new vacancy soon.

ADJOURNMENT:


THE PC MEETING WAS ADJOURNED AT 6:27 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Andrew Bryant, Chairperson Signature

ATTEST:



Recording Secretary Signature