



**Planning Commission Meeting
Minutes
March 19, 2025**

ROLL CALL: Those Present were: Chair Anna Sparks; Vice-Chair Rahem Mulatu; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Stephen Butler, Jacque Phillips, and Andrew Bryant. Absent/Excused – Commissioner Nora Brandon

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Mike Garrott, Planning Director; Karen Widomski, Long Range Planning Manager; Lori Hight, Senior Planner; Collin Wahab, Principal Planner; Kyle Kearns, Senior Planner; Paul McMahon, Landscape Review and Inspection Manager; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:05 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PREVIOUS MEETING MINUTES.

MOTION PASSED UNANIMOUSLY WITH COMMISSIONERS BUTLER, STUTZ AND PHILLIPS ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

A resolution recommending acceptance of the major changes proposed to the city's development standards as set forth in five new proposed Chapter 18 articles including Article 1 (General Provisions), Article 2 (Development Review Procedures), Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities).

The floor was opened at **6:08 p.m.**

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

Ms. Widomski was the case presenter for the proposed changes on the Chapter 18 articles. Ms. Widomski 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. Widomski presented slides and information on the proposed changes in Article 1 (General Provisions) and Article 2 (development Review Procedures); Mr. Kearns presented slides and information on the proposed changes in Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities). Ms. Hight and Mr. McMahon provided clarifying information regarding the presentations.

There was discussion amongst commissioners and staff assisted in answering questions.

Ms. Widomski recommended the approval of the proposed changes for Chapter 18 articles including Article 1 (General Provisions), Article 2 (Development Review Procedures), Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities).

The floor closed to further testimony at **8:00 p.m.**

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER TO THOMAS TO APPROVE THE CHAPTER 18 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

COMMISSIONER BUTLER PROPOSED AN AMENDMENT TO THE MOTION WITH THE EXCEPTION OF THE PROPOSED NEW PROCESS FOR ADMINISTRATIVE APPROVAL OF THE PRELIMINARY PLAN, MOTION WAS SECONDED BY COMMISSIONER PHILLIPS.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE AMENDMENT.

MOTION WITH THE AMENDMENT PASSED 6-2.

Public hearing portion closed at **8:20 p.m.**

STAFF REPORTS/PRESENTATIONS - NONE

OTHER MATTERS:

A. Upcoming meetings:

- i. Next meeting is scheduled for Tuesday, April 15, 2025.
- ii. Chairperson and Vice-chairperson elections will be held on April 15, 2025.

THE MEETING WAS ADJOURNED AT 8:23 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Signed by:

Rahem Mulatu

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Rahem Mulatu, Vice Chair Signature

ATTEST:

DocuSigned by:

Monica Gutierrez

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Recording Secretary Signature