

**City of Thornton**  
**Planning Commission Meeting**  
**Minutes**  
**July 16, 2024**

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell Planning Manager; Collin Wahab, Principal Planner; Jay Ruchti, City Planner; Alexis Alarid and Monica Gutierrez, Recording Secretaries.

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

APPROVAL OF AGENDA:

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

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS – PUBLIC HEARINGS

The floor was opened at **6:01 p.m.**

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

Mr. Campbell introduced Mr. Wahab as the case presenter for PLCSP202302046 a resolution concerning a Conceptual Site Plan (CSP) for a commercial development on approximately 5.5 acres of land generally located south of East 136th Avenue and east of Grant Street at 13520 Grant Street (Rolling Hills Amended A5 Tract D2). Mr. Wahab entered into the record *City's Exhibit A, the Affidavit of Sign Posting, Exhibit B, a letter of opposition from a resident*, and presented a staff report and slides.

Ian McClure confirmed they had been sworn. Mr. McClure provided additional information regarding the project.

Chris McGranahan, 1889 York Street, confirmed they had been sworn. Mr. McGranahan provided additional information regarding the project.

Commissioner Bryant asked if any changes were made to the CSP after public

comment. Mr. McClure responded that there were changes made specifically to the exterior of the building. Commissioner Bryant asked if the height of the building decreased from the original submittal. Mr. McClure responded that the height did decrease.

Vice Chair Mulatu asked if the height was based on the code. The Vice Chair inquired if commissioners are approving of the CSP (Review). Mr. Wahab responded.

Commissioner Brandon inquired if the parking and remaining lots are also to be approved and asked what the residential impact on the current height proposed in terms of the views. Commissioner Brandon also inquired if patrons of the church would be able to easily move around the proposed site after construction. Mr. Wahab responded.

Chair Sparks inquired about having an additional access/entry port in the lot, and if there would be temporary access at a second point of access for safety purposes, and if a fire truck turning radius had been considered. Mr. Wahab confirmed there would be temporary access while the permanent second point of access is added, and the fire department has reviewed the CSP.

Elena Young, 591 East 134<sup>th</sup> Avenue, Ms. Young stated that the applicant did not mention that the hotel is an extended stay. Ms. Young stated they were concerned in terms of safety and potential attempted burglaries to existing neighborhoods if developed and asked what the city would be willing to offer in terms of additional safety protocols.

Jane Kneader, 632 East 132<sup>nd</sup> Avenue at Rolling Hills, Ms. Kneader voiced concerns in terms of the existing traffic and additional traffic issues. Per her research she has noticed that traffic has already increased due to the McDonalds. Ms. Kneader is also concerned in terms of the quality of life for the surrounding communities, view corridors and the soil fill that is used for building and how that will impact height restrictions and in turn increase the final height of the building.

John Morarie, 622 East 144<sup>th</sup> Avenue, Mr. Moraire mentioned that mailers received from City Development do not contain City of Thornton letterhead and it is difficult to know when they are receiving mail regarding upcoming Planning Commission meetings and proposals.

Mr. Wahab clarified that Neighborhood Meetings are provided by the applicant and hosted by the applicant and not the City of Thornton and that mailers are also provided by the applicant.

Vice Chair Mulatu inquired if neighborhood meeting mailers can have City of Thornton letterhead. Mr. Wahab responded.

Commissioner Phillips inquired about the safety concerns brought up by the public comment, specifically what can be done about lighting and additional police presence to address safety concerns. Mr. Wahab responded. Mr. McClure provided additional information regarding the current safety measures provided.

Matthew Koenig, 9500 Civic Center Drive, added additional information regarding the traffic impact study. Mr. Koenig mentioned that the peak hour traffic is below fifty-five vehicles per hour, the traffic impact is well within the minimum conformance indicated by the code which is one hundred.

Vice Chair Mulatu asked Mr. Koenig how the city validates the numbers provided by the applicant. Mr. Koenig responded that the applicant meets all current requirements based on federal standards.

Mr. McClure provided additional information regarding the façade and mentioned that the current façade was chosen to mirror the façade of the life church situated nearby. Mr. McClure mentioned that the façade is not flat, all along the bottom of the building and gray portions of the building are stone and the building also has wood elements included.

Mr. McClure clarified that there will be no additions to the grade fill; in fact, some of the grade fill was removed to ensure the entire building was balanced.

Commissioner Brandon inquired about individuals loitering within the golf course and if the current exterior seating areas, and how one can differentiate between individuals loitering and hotel guests.

Mr. McClure provided additional information regarding the exterior seating area and mentioned that employees are trained not to allow individuals outside of guests to use the outdoor seating areas.

Commissioner Brandon asked about the Planning Commission's role regarding their recommendation and how they would impact the approval of the proposed CSP.

Ms. Whitney responded and provided the CSP criteria that commissioners are evaluating regarding the CSP.

Vice Chair Mulatu made comment that we appreciate community input and involvement.

Commissioner Stutz asked if there is any known data for the crime statistics differentiation between an extended stay and a regular hotel, and traffic from other surrounding hotels in the area is also considered in the Traffic Impact Study (TIS) threshold. Mr. Koenig responded.

Mr. Koenig provided clarification on the TIS and staff procedures. Mr. Wahab provided additional information.

Commissioner Phillips asked for the CSP criteria to review. Ms. Whitney provided the information requested on the process for criteria for approval of the proposed CSP.

Commissioner Phillips asked if there are examples of similar areas and similar hotels and situations that have been handled in the past.

Mr. McClure mentioned that all staff receive safety training, and the hotel staff collaborates closely with police departments.

A five-minute break was taken and the meeting was back to order at 7:34 p.m.

Commissioner Bryant inquired about providing an approval/rejection that includes public commentary, and if it would apply to the applicant.

Ms. Whitney clarified that that Planning Commission could recommend approval with conditions. The applicant would have the choice if they would like to comply with conditions and City Council would have the final vote.

The floor closed to further testimony at **7:38 p.m.**

**MOTION WAS MADE BY COMMISSIONER BRANDON AND SECONDED BY VICE CHAIR MULATU TO APPROVE THE RESOLUTION.**

**MOTION PASSED 7-0.**

**PLDP202400892**

**The floor was opened at 7:44 p.m.**

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

Mr. Campbell introduced Mr. Ruchti as the case presenter. Mr. Ruchti entered into the record City's Exhibit A, the Affidavit of Sign Posting, and presented a staff report and slides. and presented PLDP202400892: A public hearing regarding a resolution for a Specific Use Permit in the Single-Family Detached zone district to allow the construction of a fire station on a site generally located north of East 152nd Avenue and west of Monaco Street (Fire Station 8).

Gary Hobbs, 2300 Thornton Parkway, Mr. Hobbs provided additional information regarding the project.

Commissioner Brandon inquired about the code provisions regarding the building permits. Ms. Whitney provided clarification on the provisions.

John Clark, 10323 Monaco Street, stated concerns regarding the drainage around the firehouse and wanting a barrier on the southside of the property to prevent drainage issues and noise/light issues. Mr. Clark would like to request that a condition be placed for a fence that blocks noise and lights and is funded by the city.

Don Overholt, 6301 East 162<sup>nd</sup> Avenue, stated concerns on the grading on the project and the drainage ditch indicated, and how the drainage issues would affect his property and stated concerns on the current main road conditions and the fact that the road is quite narrow.

Mr. Hobbs indicated that lights will be addressed, mentioned that it may be more beneficial to put a barrier on the street as opposed to the property. Mr. Hobbs Provided further information that the ditch will be addressed on the civil construction plans.

Commissioner Phillips inquired if there will be community meetings regarding the fire station.

Mr. Hobbs indicated that the fire department has already hosted community meetings that have been well attended, and that many other concerns were brought up at community meetings not specific to the construction of the Fire Station.

Jennifer Cahill, 9500 Civic Center Drive, provided further clarification that an amendment that included additional survey points to ensure that the lights facing his home would not land at elevation on his home. The survey package has not yet been completed with those findings and information will be provided upon completion to the community.

Commissioner Bryant asked what the timeline for responses would look like to address concerns brought up by the community.

Mr. Ruchti responded that responses regarding the architecture of the project would be reviewed at the time that the construction drawings are completed and submitted.

Chair Sparks inquired if the fire department would be able to respond to calls submitted by residents of unincorporated Adams County.

Mr. Hobbs responded that the Fire Department has a closest unit response. Meaning that Fire Station 8 would provide coverage to the area regardless of being outside of the City of Thornton jurisdiction.

The floor closed to further testimony at **8:20 p.m.**

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY C PHILLIPS TO APPROVE THE RESOLUTION.**

**MOTION PASSED 7-0.**

**PLAX202300204**

**The floor was opened at: 8:33 p.m.**

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

Mr. Campbell presented the case for a resolution concerning the Annexation of approximately 2.162 acres of property situated in the northwest quarter of Section 25, Township 2 South, Range 68 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located in the southern half of the East 88th Avenue Right-of-Way (ROW) between York Street and Welby Road/Steele Street (88th Avenue and York Street Annexation); and a resolution concerning a Zoning Amendment, with an associated annexation, of approximately 2.162 acres of property generally located in the southern half of the East 88th Avenue ROW between York Street and Welby Road/Steele Street (88th Avenue and York Street Zoning). Mr. Campbell entered into the record City's Exhibit A, the Affidavit of Sign Posting, a presented a staff report and slides.

Rachelle Plas, 12450 Washington Street, Ms. Plas provided additional information regarding the project.

Vice Chair Mulatu inquired if this process would cause a smell in the neighborhood. Ms. Plas clarified.

Commissioner Phillips asked if it can be confirmed that this sludge line is not connected to the sewer system or the Thornton mobile home estates community. Ms. Plas responded.

Jim Kaiser, 12450 Washington Street, provided further clarification regarding the project for the sanitary sewer which is entirely west of this annexation.

Commissioner Phillips asked if this would impact police jurisdiction. Mr. Kaiser confirmed that this would impact police jurisdiction, and no private property would be impacted.

Commissioner Phillips asked if there are any concerns regarding traffic during construction in the ROW specifically regarding the school.

Ms. Plas clarified that there will be time restrictions during construction.

Commissioner Bryant asked if Adams County had any objections regarding the annexation of the ROW. Mr. Campbell responded.

The floor closed to further testimony at 8:52 p.m.

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE RESOLUTION.**

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE RESOLUTION.**

**MOTIONS PASSED 7-0.**

OTHER MATTERS:


There are no scheduled items for the August 6, 2024 meeting due to National Night out. We have one item anticipated for the August 20, 2024, meeting for the 27J School Annexation.

**THE MEETING WAS ADJOURNED AT 8:57 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

  
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Anna Sparks, Chairperson Signature

ATTEST:

  
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Recording Secretary Signature