

**AGENDA
PLANNING COMMISSION (P.C.)
SPECIAL MEETING**

**Council Chambers/Virtual Meeting
February 20, 2024
6:00 p.m.**

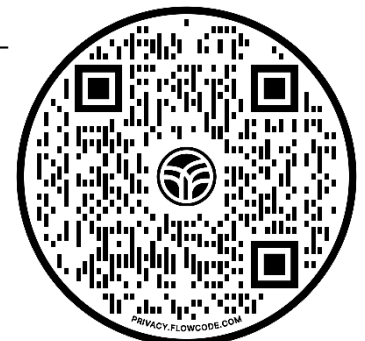
<https://thorntonco.zoom.us/j/88617061986>

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. NEW BUSINESS
 - A. Election of Officers
 - B. **PLDP202301611**: Resolution to consider approval of a Development Permit Specific Use Permit for the construction of a 2,080 square-foot auto service center facility located southwest of the intersection of Quebec Street and East 136th Avenue (Lot 2A of the Amber Creek Subdivision Filing No.1, Ninth Amendment).
5. OTHER MATTERS
 - A. Approval of Draft 2024 Schedule (ATTACHMENT A)
 - B. Review of Special Meeting Requests (ATTACHMENT B)
 - C. March 5th Meeting – Historic Preservation Plan Presentation
 - D. Thornton Water Treatment Facility tour interest
6. ADJOURNMENT

To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 886 1706 1986
- Click the [link here](#) or type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/88617061986>
- Scan the QR Code to the right to attend virtually

Board of Adjustment Meeting to commence immediately following Planning Commission Adjournment using the same zoom information above.



Planning Commission and Board of Adjustment Calendar 2024

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

1/1 New Year's Holiday
1/15 Martin Luther King, Jr. Day

February						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

2/19 President's Day

March						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

5/27 Memorial Day

June						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

6/19 Juneteenth Holiday

July						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

7/4 July 4th Holiday

August						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

8/6 National Night Out - No meetings

September						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

9/2 Labor Day

October						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

10/3 & 10/5 Budget Review

November						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

11/5 Election Day
11/11 Veteran's Day Holiday
11/28-11/29 Thanksgiving Holiday

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

12/25 Christmas Holiday

- Planning Commission Meetings
- Council Meetings
- No Scheduled Meeting
- City Hall Closed - Holidays
- National Night Out & Election Day

2024 Planning Commission Schedule:

Special Meeting Requests for Major Development Code Update Discussions

1. Request 1:

- **Date**: Tuesday, May 21, 2024
- **Time**: 4 pm (option for an alternative time earlier in the day, such as early morning or lunchtime – open to best time for the Planning Commission)
- **Reason**: The consultant for the Major Development Code Update will be in town this day to present the proposed Development Code amendments related to **zone districts and land uses**. Staff and the consultant need to meet with the Planning Commission before attending the Council Update starting at 5:45 pm on the same evening.

2. Request 2:

- **Date**: Tuesday, September 17, 2024
- **Time**: start at 4 pm (option for an alternative time earlier in the day, such as early morning or lunchtime – open to the best time for the Planning Commission)
- **Reason**: The consultant for the Major Development Code Update will be in town this day to present the proposed Development Code amendments related to **development, building and design standards**. Staff and the consultant need to meet with the Planning Commission before attending the Council Planning Session starting at 5:45 pm on the same evening.

Background on Major Development Code Update Project

Thornton is updating the Development Code, codified as Chapter 18 of the Thornton City Code, which contains the requirements, standards, and performance expectations for permitted land uses in the City. The Development Code has not been comprehensively updated since 1992. Many changes have occurred in the community, best management practices and industry standards since 1992, making it necessary to undertake a thorough review and major update of the entirety of the Development Code. Updating the Development Code is also necessary to implement the Thornton Comprehensive Plan and supporting master, functional and area plans. The city has engaged the consulting firm Houseal Lavigne Associates to assist the city with this project.

For more information on the project and to view the **preliminary recommendations** for updating our Code, visit the project website at goCOT.net/DevelopmentCode.