

# City of Thornton Planning Commission Meeting

Minutes  
June 18, 2024

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Karen Widomski, Long Range Planning Manager; Lori Hight, Senior City Planner, Monica Gutierrez and Alexis Alarid, 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 PHILLIPS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.**

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY. COMMISSIONERS TOMPKINS, THOMAS AND CHAIR SPARKS ABSTAINED AS THEY WERE NOT IN ATTENDANCE.**

## NEW BUSINESS – PUBLIC HEARINGS

A Resolution recommending acceptance of the major changes proposed to the city's zoning and land use standards as set forth in two new proposed Chapter 18 articles - Article 3, Zoning Districts and Article 4, Use Standards.

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.

Ms. Widomski introduced the case for Article 3, Zoning Districts and Article 4, Use Standards. Ms. Widomski and Lori Hight presented slides and additional information about the case.

Commissioner Phillips asked if gas stations, liquor stores and car washes would require a Special Use Permit (SUP) and if there has been any consideration regarding charging stations. Ms. Widomski responded.

Commissioner Phillips asked for clarification regarding the entertainment multiuse district and what rules would apply and inquired if food trucks would require a license or SUP. Ms. Widomski Responded.

Commissioner Phillips asked how the Thornton Shopping Center would be impacted by the changes in the code development update, specifically regarding the allowance for 25% residential. Ms. Widomski Responded and Ms. Whitney provided further clarification.

Commissioner Tompkins asked if Single Family Detached (SFD) Legacy would need a variance process due to the new setbacks. Ms. Widomski responded.

Commissioner Tompkins inquired if Neighborhood Commercial would mean that we would be removing drive-throughs, and if there are any other areas that do not allow drive-throughs. Ms. Widomski responded.

Commissioner Tompkins asked if there is any classification under the new code that fueling stations would be use by right or if they would only be permitted by a SUP. Ms. Widomski responded.

Vice-Chair Mulatu asked if there would be anything done in terms of noise control for townhomes that are facing the street and if there are any requirements for fences. Ms. Widomski Responded.

With regard to the "Planning Commission Communication," page 9, 4th bullet from the top, *"Allowance for some new commercial uses being proposed in the new Development Code update such as food truck courts, small-scale artisan manufacturing (**where appropriate**) and temporary pop-up retail or restaurants and farmers markets."* Vice-Chair Mulatu asked for clarification on who defines "appropriate" for the neighborhood. Karen Widomski responded that the Planning Commission would make that determination in accordance with the land use chart in Article 4.

Commissioner Thomas inquired about Mixed Use (MU) district and what would make mixed use. Ms. Widomski responded.

Commissioner Stutz asked if we have a "Mixed Residential" category, and if there will be rules about different districts being allowed next to one another. Ms. Widomski responded.

Commissioner Phillips inquired if there are other places where we have done eminent domain and if there are any special rules. Ms. Widomski responded. Ms. Whitney provided further clarification that there are no special rules.

Commissioner Tompkins asked if warehouses fall under Business Park and would like to know why they do not see warehouses come through Planning Commission if they are use by right. Ms. Hight responded.

Chair Sparks commented that she would like push back to have the correct separation from our utility services between potable water to other non-potable water services.

Chair Sparks also commented that drive-throughs should have at least one commercial

district where they would be use by right.

Commissioner Tompkins agreed with Chair Sparks regarding drive-throughs.

Commissioner Phillips disagrees regarding drive-throughs.

Commissioner Bryant commented that he agrees with proposed code changes.

Commissioner Brandon provided feedback that commissioners should use their power to be a voice for their respective districts.

Commissioner Thomas agreed with Commissioner Brandon.

Vice-Chair Mulatu asked if there are other cities that are implementing certain criteria, laws, rules, or regulations restricting the amount of certain use types such as drive throughs, gas stations etc. Ms. Whitney responded.

The floor closed to further testimony at **7:10pm**.

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

**MOTION PASSED 8-0.**

OTHER MATTERS:


There are currently items scheduled for the July 2, 2024, and July 16, 2024, Meetings.

**THE MEETING WAS ADJOURNED AT 7:19 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