

City of Thornton
Planning Commission Meeting
Minutes
May 21, 2024

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

Vice Chair Mulatu excused Chair Sparks and Commissioners Tompkins and Thomas who were not in attendance.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Current Planning Manager; Jay Ruchti, Senior Planner; 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 BRYANT AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

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

NEW BUSINESS – PUBLIC HEARINGS

- i. **PLAX202400315:** A resolution concerning the Annexation of approximately 26.6 acres of property situated in the south half of the southwest quarter of Section 8 and the southeast quarter of Section 7, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located west of Monaco Street and north of East 152nd Avenue and assigning the annexed property to Ward 3 (Fire Station 8 Annexation).
- ii. **PLZ202400317:** A resolution concerning a Zoning Amendment for approximately 26.6 acres of land located at the north of East 152nd Avenue and west of Monaco Street (Fire Station 8 Annexation).

The floor was opened at **6:05 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 for PLAX202400315 Fire Station 8 Annexation. Mr. Ruchti entered into the record City's Exhibit A, the Affidavit of Sign Posting, a staff report and slides and presented.

Gary Hobbs, 2300 Thornton Parkway, Thornton, Colorado, confirmed they had been sworn. Mr. Hobbs provided additional information regarding the project.

Mr. Ruchti stated for the record that there was an error in communication provided, the neighborhood meeting took place at Fossil Ridge Safety Center as opposed to Trail Winds Recreation Center.

Commissioner Stutz inquired whether single-family detached (SFD) zoning would be an appropriate use for the fire station and the parks maintenance facility and school athletic fields being proposed. Mr. Ruchti responded. Mr. Campbell provided further clarification about what SFD zoning would encapsulate.

Commissioner Phillips asked if the fire station had been funded to build, water usage and the volume of calls for service in the area. Mr. Campbell responded. Mr. Hobbs provided additional details about the fire station's footprint and amenities.

Commissioner Phillips asked for clarification of the location of the school field and park maintenance facility. Mr. Hobbs and Mr. Campbell responded.

Commissioner Brandon asked for clarification on mixed residential neighborhood uses. Mr. Ruchti responded.

Vice Chair Mulatu asked for clarification for service types, amount, and whether all service calls are fire related or include medical related services. Mr. Hobbs Responded.

Commissioner Stutz asked for the current number of calls Fire Station 7 receives. Mr. Hobbs stated it's currently just under 600.

Commissioner Brandon inquired what the projected increase in call volume would be, especially as new developments arise. Mr. Hobbs responded.

Commissioner Bryant asked how many calls of service the fire station could handle without additional backup. Mr. Hobbs responded.

Commissioner Bryant asked about the crew size and increase in population in the area affecting service time and resources. Mr. Hobbs responded.

Don Overhall, 6301 152nd Avenue, Thornton, Colorado, confirmed he had been sworn in and stated that he did not have concerns regarding the fire station or athletic fields, but was concerned that the current zoning for the area was SFD but eventual plans for the remaining area would include the maintenance facility which is not classified as SFD. Mr. Campbell provided clarification. Mr. Hobbs added that they reviewed multiple options based on the future land use map.

The floor closed to further testimony at **6:49 pm**.

DISCUSSION:

Commissioner Stutz inquired if there are other types of zoning, we could designate that would still allow the development of the fire station quickly. Mr. Campbell confirmed there would not be any other zoning that would follow the comprehensive plan designation and clarified almost every zone district allows for a fire station and schools.

Commissioner Phillips asked what other thoughts and ideas there are for the land use and what the setbacks are near the wells. Mr. Campbell responded. Ruchti clarified the current setback requirements for the wells on the property.

Commissioner Phillips asked about the timeline for completion. Mr. Campbell responded.

Commissioner Brandon asked if the new facilities being built would be as “aesthetically pleasing” as the fire station. Mr. Campbell responded.

MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER DR. PHILLIPS TO APPROVE THE RESOLUTION.

MOTION PASSED 5-0.

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

MOTION PASSED 5-0.

OTHER MATTERS:

There are currently no items scheduled for the June 4, 2024, Meeting and one Public Hearing on June 18, 2024

THE MEETING WAS ADJOURNED AT 7:06 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

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Anna Sparks, Chairperson

ATTEST:
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Recording Secretary