

**City of Thornton**  
**Planning Commission Meeting**  
**Minutes**  
**May 22, 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; Mike Garrott, Planning Director, Karen Widomski, Long Range Planning Manager; Lori Hight, Senior City 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 BRANDON AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.**

STAFF REPORT/RESENTATIONS

Ms. Widomski and Ms. Hight presented the New Development Code Articles 3 and 4 pertaining to zone districts and land use standards presentation and introduced Jackie Berg as the consultant.

Commissioners Bryant, Phillips and Commissioner Brandon asked for further clarification about the setback proposed updates in respect to pre and post 1995 Single-family zoned Districts. Ms. Berg, Ms. Widomski, and Ms. Whitney responded.

Commissioner Bryant Asked if the residential low-density district will be on the map. Ms. Berg responded.

Commissioner Brandon asked about the type of commercial development that would be allowed in the Residential Low Density (RLD). Ms. Berg responded.

Commissioner Phillips asked if they are meant to provide feedback or is this more of a learning session and presentation. Ms. Berg responded.

Commissioner Phillips asked if they are proposing to change the definition for High Density Housing (HDH) and if it is a federal or local term. Ms. Berg responded.

There was further discussion regarding HDH among staff and the Commissioners.

Commissioner Phillips asked about low-income housing north of 120<sup>th</sup> Avenue and if these proposals would result in positive or negative changes in those areas. Ms. Berg and staff responded and there was further discussion.

Commissioner Stutz asked if there is any plan to make more walkable areas in the city, especially in the north. Ms. Widomski responded.

Commissioner Brandon asked what the impact of this would have on plans for infrastructure and trail connections, stating that some sites have newer developments that are not responsible or have a plan to complete trails that are essential for some residents. Ms. Berg responded.

Commissioner Brandon asked for more information regarding what options for districts they would have to develop in if a business owner or investor wants to develop. Ms. Berg responded that it would really depend on the type of business, and they might have to base it off various variables essential to their business, especially the size of the business.

Commissioner Brandon asked for further clarification about zone districts and what they mean.

Commissioner Phillips asked if there are any conversations about Electric Vehicle Station being developed. Ms. Berg responded.

Commissioner Phillips asked what the zoning would be for something like that. Ms. Widomski responded.

Commissioner Phillips mentioned storage facilities and the use by right zoning and recommended that it may not be taken favorably within the city. Ms. Berg responded.

There was further discussion about ensuring that there are more walkable areas and connected trails near 84<sup>th</sup> Avenue in South Thornton.

Ms. Whitney stated that the use that Ms. Berg mentioned, with the storage use above commercial, is very similar to a case that came through to the Planning Commission recently and it would streamline the code to allow that to go through.

Vice Chair Mulatu asked if the code limits how many liquor stores, fast food, and/or storage facilities could be allowed in a zone district. Ms. Berg responded and stated the code does not, however they would be limiting what zone districts some of these uses could exist and incorporating the Specific Use Permit process would mitigate some of those things.

Vice Chair Mulatu asked where the guideline is for the Commissioners to assist in mitigating what areas there are where certain things are more prominent as they may meet all the requirements and be a use by right, and we protect the community to meet their needs.

The food truck standards were discussed with staff and the Commission.

Commissioner Phillips asked if there could be a consideration in renaming the parks and open space acronym.

Commissioner Phillips asked what the process will be if something changes after the resolution is approved. Ms. Widomski responded, and Ms. Whitney provided further clarification.

Vice Chair Mulatu asked questions about community outreach. Ms. Widomski responded.

Vice Chair Mulatu asked how we can make sure the community is being heard.

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 7:55 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

  
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Anna Sparks, Chairperson

ATTEST:

  
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Recording Secretary