



Planning Commission Meeting
Minutes
April 2, 2024

ROLL CALL: Those Present were: Chair Anna Sparks; Vice-Chair Rahem Mulatu; and Commission Members Bruce Thomas; Nora Brandon, Andrew Bryant; Jeff Tompkins, Julorie Davidson, and Randall Stutz. Commissioner Jacque Phillips arrived at 7:15 p.m. Absent – Commissioner Bruce Thomas.

Commissioner Bruce Thomas absence was excused prior to the meeting.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell Planning Manager; Karen Widomski, Long Range Planning Manager; Lori Hight, Long Range Senior Planner, Kira Stoller, Senior Planner, Gohlub Vang, Desirae Lovato and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:01 p.m.**

APPROVAL OF AGENDA:

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

Commissioner Brandon stated that they would like to make an amendment to the minutes regarding their statements about the Transit Study, adding that although it was immaterial it didn't accurately represent their statement during the meeting.

Ms. Whitney stated that a strikethrough on the minutes could be made of any proposed changes if it is amended and be signed if the motion is passed to approve with the amendments.

MOTION WAS MADE BY VICE CHAIR MULATU AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE AMENDED VERSION OF THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY. COMMISSIONER BRYANT WAS DIRECTED TO ABSTAIN AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

NEW BUSINESS – PUBLIC HEARINGS

A. Snyder Subdivision Blocks 1-3:

- i. PLAX202300893: A resolution concerning the Annexation of approximately 4.8 acres of property situated in the northwest quarter of Section 5, Township 2 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located south of East 120th Avenue and east of Holly Street at 5820 East 120th Avenue and assigning the property to Ward 3.
- i. PLZ202300902: A resolution concerning a Zoning Amendment, with an associated Overall Development Plan (ODP) and Planned Development (PD) Standards, for approximately 5.3 acres of land generally located south of East 120th Avenue and east of Holly Street at 5820 East 120th Avenue.
- ii. PLCSP202300903: A resolution concerning a Conceptual Site plan for a commercial development on approximately 4.8 acres of land generally located south of East 120th Avenue and east of Holly Street at 5820 E 120th Avenue.

The floor was opened at **6:10 p.m.**

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

Mr. Campbell introduced Ms. Stoller as the case presenter for PLAX202300893, PLZ202300902 and PLCSP202300903. Ms. Stoller entered into the record City's Exhibit A, the Affidavit of Sign Posting, Exhibit B, an email in opposition, and presented staff report and slides.

Ms. Stoller introduced the applicant team.

Brendan Jordan, 3318 Tom Miller Street, Austin TX, confirmed they had been sworn. Mr. Jordan introduced the project and the applicant team presenting their cases.

Adam Burke, 305 West Heatherwilde, Boulevard, Pflugerville, TX, confirmed he had been sworn. Mr. Burke provided additional information regarding the project on behalf of the applicant team.

Mike Seeley, 305 West Heatherwilde, Boulevard, Pflugerville, TX, confirmed he had been sworn. Mr. Seeley provided additional information regarding elevations, materials, and the business model and how it relates to the design. Mr. Seeley provided additional information about the layout, potential use, and design of the project on behalf of the applicant team.

Scott Brown, 5500 Greenwood Plaza Boulevard, Greenwood Village, CO, confirmed he

was sworn. Mr. Brown provided additional information regarding vehicular access, pedestrian, and bicycle infrastructure for the project as part of the applicant team.

Mr. Burke provided a closing summary regarding the proposal.

Ms. Stoller presented additional slides regarding the project and provided a staff recommendation to approve.

Mr. Tompkins asked if it is standard practice to ask questions of the applicant prior to recommendation by City Staff as he had a question for the applicant. Mr. Tompkins asked if a higher fence is being put up and if there would be some trees, or barriers added. Mr. Burke responded that there is a natural buffer and provided further details.

Mr. Tompkins asked questions about the hours of operations for the storage versus the offices, and if they would be the same, since the second and third floors would be self-storage, and therefore above the offices. Mr. Tompkins also asked how they would be policing this, not just for residents but for tenants especially when they are so different from each other in function. Mr. Burke deferred to Mr. Jordan, who responded.

Commissioner Davidson asked a question regarding the barrier between the neighborhood, pointing out a trash can that appeared to be located near the residential buildings. Commissioner Davidson stated, if I was a resident living directly behind that trash can, I wouldn't be very happy so maybe would be best to move that, especially since it may have an odor and be in proximity to the residents who would smell and see it. Mr. Burke confirmed that it is located where they suspected and added further details as to why it was planned to be located there and they would be open to other considerations.

Chair Sparks asked that the Applicant reach out to staff to work on that concern.

Vice Chair Mulatu asked a question about the office buildings design, asking if they are set up for medical uses, or would they need to change up the space to accommodate that. Mr. Jordan responded that the floorplan design allows them to go from office to medical and back very efficiently and provided further details in response.

Vice Chair Mulatu asked for further details about residential property next door and asked how the applicant would plan to be good neighbors. Mr. Burke responded.

Commissioner Stutz asked what all the additional parking is near the southern most building and referenced the access to the buildings, asking if there is only one exterior entrance to the self-storage use or two. Mr. Burke responded.

Commissioner Davidson stated that she is very insurance minded and in regard to the landscape growth, when there is a storm, trees could knock into the neighboring fences.

Usually, the resident is the one who has to pay through their insurance if it damages their property, and asked if the applicant has a plan in place for assisting residents if situations like these effect their property. Mr. Burke responded that if something affected a neighboring property as a result of landscaping on the subject site, they would make sure to take care of it and act as good neighbors.

Chair Sparks referenced the PD Standards and asked why theater is listed as a permitted use. Mr. Burke responded.

Chair Sparks asked if there was any way theater could be removed as a permitted use. Mr. Campbell stated that they can remove any language.

Chair Sparks asked of the applicant and City Staff if they would be averse to removing theater as a permitted use. City responded they had no aversion. Applicant stated that they had no aversion.

Vice Chair Mulatu asked about the zoning if it will be a part of Adam's County (ADCO) now. Ms. Stoller responded that it will no longer be ADCO property zoning if it is annexed but will be zoned in the city of Thornton.

Vice Chair Mulatu referenced language from the communication noting "one time revenue" and asked after that initial revenue stream would there no longer be revenue coming in. Ms. Stoller responded.

Vice Chair responded, so the city is not going to make money. Ms. Stoller responded.

Vice Chair furthered asked for clarification on why the fiscal analysis is based off 2016 data and not something current. Adding that it is eight years old, why are we using that old data and asked the City Staff to provide an answer to this question in the future as to why we are using old data so it can better help forecast for cases like these and future ones.

Mr. Campbell stated that staff will get with Finance to get information why we are using a 2016 data model. There are some initial one-time fees that the city benefits from and this analysis is an estimate of what the potential revenue would be and sometimes it is not just about revenue but also the job potential.

Vice Chair Mulatu stated that her concern is it could mean the city will struggle financially at some point, that if they vote now based on old information and how it states that it has positive or negative impact on the city.

Commissioner Stutz asked if there is any revenue that the city gets from self-storage. Mr. Burke responded.

Commissioner Stutz asked if any part of the storage rental payment has sales tax. Mr.

Burke responded no. Mr. Campbell added that it is true that storage units don't bring much revenue stream.

Mr. Campbell stated that there are few zone districts that allow for self-storage for this reason, that it doesn't bring in much employment and a very little revenue stream but added that the city saw this as a great pairing because the city is often asked by storage companies to allow for development of storage facilities and have heard that we don't have much in the way of small office business to accommodate start ups. Since the City Code does not allow for storage as a primary use at many locations, it is underserved in the community from the storage companies' perspective and from citizens point of view, we need more small offices, so it is a great opportunity for a great pairing.

Commissioner Tompkins responded to Ms. Mulatu regarding her questions about the financial report and believes that the city doesn't know the true benefit sometimes until later and the property taxes can't be accessed prior to development. In respect to the fiscal data, it could just be our fees have not changed in the city at all since then and that maybe the document is not outdated.

Commissioner Tompkins added that the reports show a very low impact to the city in respect to fire and police department phone calls as well.

Commissioner Davidson asked if the storage units don't move forward if this is approved can you change them to other uses in the future. Mr. Burke stated they don't have concrete plans if that happens, and they are going into this proposed development with the mindset that it will be successful.

Vice Chair Mulatu asked if someone could help the commissioners better understand the financial perspective because she wants to understand when she is voting and be confident on what she is voting on. Mr. Campbell stated he will work on getting more information for them and added that Planning Commission won't be the final decision makers on this being developed but rather making a recommendation for approval or denial to Council who will review this in May of 2024.

Ms. Whitney added to Mr. Campbell's response stating that for example, this Commission may decide to have a recommendation that has conditions on it. If that is the case, those conditions could be added as part of the resolution and therefore those recommendations would be provided to Council when they are making their decision. Commissioner Davidson added that they would like to include an amendment to where the trash enclosure is located as well.

Ms. Whitney stated yes, the Commission could make it a condition of the approval as part of the resolution. Then, the Applicant could decide to make the change between now and their Council Hearing or they can refuse the amendment and move forward without it, but it would remain as stated on the signed resolution and Council would

have the final say. And that is part of the reason why Council wanted this Planning Commission created to give that additional level of input before it went before City Council.

Commissioner Brandon brought up Commissioner Davidson comments regarding their concerns about the trash enclosure location and added that they would be utilized by both the professional services and for the storage units, as she previously observed. Commissioner Brandon asked the Applicant to confirm that there is excess waste at times and maybe that is not ideal and that maybe even outsiders dump here as well. Commissioner Brandon asked what the applicant team has done to ensure there is adequate space for the items that may be disposed of especially large items that tend to come out of storage units. Mr. Burke responded adding that the last thing they want is people viewing their facility negatively as potential customers or tenants of the offices.

Chair Sparks asked for the staff recommendation at this time. Ms. Stoller responded.

The floor closed to further testimony at 6:38 pm.

Chair Sparks asked if an action is required for each resolution.

Commissioner Phillips arrived at this time and stated that they will abstain from the vote.

Ms. Whitney stated that there would need to be three separate actions for each item, one for the Annexation, the Zoning and one for the Conceptual Site Plan.

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

Vice Chair Mulatu thanked the applicant for their project proposal that she found it very helpful and was glad they are coming to the city with this proposal, and they appreciate that they took the time to really talk to the neighborhood adding that they like that they plan to be good neighbors.

Commissioner Bryant asked to clarify if the motion was to approve the resolution as is or if they would be making any modifications. Chair Sparks stated that this was just the motion for the annexation, so no modifications were needed.

MOTION PASSED 7-0 WITH COMMISSIONER PHILLIPS ABSTAINING FROM THE VOTE.

COMMISSIONER TOMPKINS MADE A MOTION TO APPROVE THE ZONING RESOLUTION WITH THE CONDITION THAT THE THEATER USE BE REMOVED. MR. STUTZ SECONDED.

Commissioner Tompkins stated that he was in full agreement with Vice Chair Mulatu

that it is a great development and they have seen the applicant's other developments and believe it will be a great addition.

Commissioner Stutz asked why they just recommended approval of an annexation which is for a much smaller area than what we are now approving a rezoning for. Mr. Campbell responded.

MOTION PASSED 7-0 WITH COMMISSIONER PHILLIPS ABSTAINING FROM THE VOTE.

COMMISSIONER TOMPKINS MADE A MOTION TO APPROVE THE CONCEPTUAL SITE PLAN RESOLUTION WITH THE CONDITION THAT THE TRASH ENCLOSURE BE RELOCATED FROM THE SOUTH BOUNDARY ADJACENT TO THE RESIDENTIAL HOMES. COMMISSIONER BRYANT SECONDED.

Chair Sparks stated that she enjoyed the layout adding that it is a very nice addition to this part of the city. She was hoping to see that something of this nature would come into this particular parcel as it is sort of landlocked, amongst other things, and substantially undeveloped in a very busy corridor. Chair Sparks added that they would love to see that trail modal connection continuing along 120th Avenue.

MOTION PASSED 7-0 WITH COMMISSIONER PHILLIPS ABSTAINING FROM THE VOTE.

Floor was opened at 7:37.

- A. 140th and Dahlia (North Hilltop):
- i. **PLSPCD202300612:** A resolution concerning a Comprehensive Plan Amendment (SPCD) for approximately 19.7 acres of land generally located at the northwest corner of East 140th Avenue and Dahlia Way and amending the future land use map.
 - ii. **PLZ202300613:** A resolution concerning a Zoning Amendment for approximately 35 acres of land located at the northwest corner of East 140th Avenue and Dahlia Way.

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

Mr. Campbell introduced Ms. Stoller as the case presenter for PLSPCD202300612 and PLZ202300613. Ms. Stoller entered into the record City's Exhibit A, the Affidavit of Sign Posting, Exhibit B, the amended TV affidavit of posting from the City Clerk's office that had a correction to the language in the affidavit.

Ms. Stoller introduced the applicant team.

Kristin Schwartz, 12450 Washington Street, Colorado, confirmed she has been sworn. Ms. Schwartz presented slides and additional information regarding the projects.

Ms. Stoller provided additional information regarding the case.

Commissioner Tompkins asked why the Commission is voting on the SPCD and the Zoning Amendment prior to the approval of the Annexation. Ms. Stoller stated the Annexation is being processed concurrently, however when a property is owned entirely by the city it does not require a public hearing so it will only be presented to council as an action item.

Ms. Whitney stated that the property is owned by the City, being developed by the City and being annexed by the City so it is a unique scenario to bring to the Commission because of the statutory difference because of the municipality's property. Ms. Whitney added that Council will still be voting on the Annexation but there will be no other mechanism with the Planning Commission besides this public hearing and that it is just a statutory difference because of the municipally owned Property.

Commissioner Phillips asked questions regarding who is paying for the construction of this project and if there is a water plan grant being used for construction. Ms. Stoller deferred to the applicant from Infrastructure. Ms. Schwartz stated that council approved this project in the 2023 budget and stated that there is already funding for this project.

Commissioner Phillips stated first it was going to be a water treatment facility at this location and now it is not, so will there still be the need for a water treatment facility in the future. Ms. Schwartz responded that after capacity evaluation studies were performed at the two existing water treatment plants a consultant came to the conclusion that they could just expand the existing facilities.

Commissioner Phillips confirmed comprehension stating that there will be an expansion of existing facilities with no additional water treatment plant at this time. Ms. Schwartz confirmed.

Commissioner Phillips asked if Union Workers would be doing this build. Ms. Schwartz deferred to Jason Pierce.

Mr. Pierce, 12450 Washington Street, was introduced as part of the applicant team and confirmed he had been sworn. Mr. Pierce responded adding that they have pre-qualified contractors who will be making bids to complete this project.

Commissioner Phillips asked if this may be connected to the pipeline from Fort Collins. Mr. Pierce stated it is not the pipeline that is going to be extended down from the

Poudre as that supply is raw water, and is going to the water treatment plants on the southside of the city, specifically at 86th Avenue and Colorado Boulevard adding that this pipeline is for the potable treated water and serves basically the north half of the city including future growth areas.

Vice Chair Mulatu brought up the financial data comparison and asked if the reason it would have a negative impact is because the city is constructing it and how is it going to be bringing in money and when it is going to cost us money it would be in the negative.

Ms. Stoller stated the infrastructure department may be able to speak to things long term but essentially, the financial model looks at whether or not it's going to be bringing in money to the city, and generally when we have to expand our infrastructure that costs us money rather than bringing in new money.

Mr. Pierce stated that the city performs rate analysis so basically, we can afford the additional water facilities. It is its own business, and it is self-funded by the rate payers and tap fees provided to the city adding that the reason they are proposing this project is to keep up with city growth and this project is being paid for by new development and tap fees coming into the city.

Vice Chair Mulatu asked if there is no new development coming into the city, would that mean that the city is responsible for maintenance till there is enough money, therefore the residents would be paying for this. Mr. Pierce explained where the funds would be coming from to maintain what is currently developed and proposed.

Vice Chair Mulatu mentioned that in the report it stated that the project would have a negative impact financially. Mr. Pierce responded adding that the yearly maintenance is minimal in respect to the upfront capital costs.

Chair sparks added that it is different when it is Capital Improvement Project (CIP) versus outside development.

Mr. Campbell stated that in this case it is water, and for example right-of-ways don't earn the city money but rather has a cost to the city. Mr. Campbell provided further clarity to Mulatu's questions.

Commissioner Bryant mentioned community feedback and asked about leakage being a specific concern to residents and asked the applicant if there was validity in that fear or was there a specific case or reason of this happening. Mr. Pierce provided additional information in response.

Commissioner Brandon referenced a resident communication and water rate increase being passed through to residents and referenced the City of Lafayette and their poor planning of their city and having to increase their fees exponentially, and asked if it

would be helpful to have better understanding of fees and how they relate to water and planned development and how it relates to the stalling of projects.

Commissioner Brandon asked questions about the design and site visibility and if there would be a park. Ms. Schwartz responded that it would not change much but there had been dialogue potentially converting some of the acreage to open space. Commissioner Brandon stated she would support that idea.

Commissioner Davidson asked if the development of the storage and water facility would affect the surrounding community housing asking if it would affect getting mortgage loans, or does it put residents in this area in a high-risk flood district, requiring additional insurance for floods. Mr. Pierce stated responded that it wouldn't affect flood or hazard insurance as the instance of a leak would be a small chance as long as proper fail safes are in place, and it is properly constructed.

Chair Sparks added to this discussion.

Alexis Goss-Evans, 13930 Dexter Street, was sworn in at this time. Ms. Goss-Evans stated that they had attended both community meetings and resides within 1500 square feet of the property and asked several questions about the project including if the raised elevations would impact the drainage for the existing properties and if there is a plan to develop a water treatment facility, would there be additional neighborhood meetings and how much advance notice would they receive. Ms. Schwartz responded.

Chair Sparks asked if the City wanted to discuss the City Improvement Project process.

Theresa Marin, 13898 Dahlia Street, was sworn in at this time, and asked if there was any kind of odor that may come from the plant and would the project affect property values. Ms. Schwartz responded.

Staff recommendation was made at this time.

Floor was closed at 8:33 p.m.

COMMISSIONER PHILLIPS MADE A MOTION AND IT WAS SECONDED BY COMMISSIONER DAVIDSON TO APPROVE THE COMPREHENSIVE PLAN AMENDMENT.

Commissioner Phillips thanked the applicants for their presentation and added that they were very well informed. Commissioner Phillips stated that it is obvious the city needs water and that they did a great job responding to the residents and the commissioner's concerns regarding the water tank.

Commissioner Davidson also thanked the applicants and stated they greatly

appreciated the fact that very little area is affected.

MOTION PASSED 8-0

COMMISSIONER BRYANT MADE A MOTION AND IT WAS SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE ZONING AMENDMENT.

Commissioner Bryant agreed with Commissioner's Phillips earlier statements and added that they appreciated the tone of the presentation.

MOTION PASSED 8-0.

OTHER MATTERS:

Mr. Campbell introduced Karen Widomski and Lori Hight who presented on the Development Code Rewrite regarding Zoning and Land Uses, providing information and slides regarding the item.

Commissioner Bryant asked if there was anything in the proposal that is set to accommodate different housing types or were those meant to be completely separated by district. Ms. Hight responded that multiple housing types would be allowed and Ms. Widomski provided further details in response.

Vice Chair Mulatu stated that when setting the density, you look at setbacks and height but you don't look at lot size. Ms. Widomski responded.

Commissioner Phillips discussed revitalizations and asked what is marked as revitalizations and what are you planning to take away. Ms. Widomski responded.

Commissioner Phillips asked if tiny homes would be allowed in the Mobile Home (MH) community and if they would be allowed in someone's backyard potentially. Ms. Widomski responded.

Commissioner Phillips brought up gas station and liquor stores especially in the south side of Thornton and asked if there would be more regulations regarding those types of developments and that it may no longer be a use by right. Ms. Widomski responded.

Commissioner Phillips asked for further details about the Specific Use Permits (SUP), zoning districts for gas stations, and asked if it would be city-wide, and what zoning would be allowed. Ms. Widomski responded.

Commissioner Phillips asked what, if any connections there are to these ideas and the Thornton Shopping Center. Ms. Widomski responded.

Commissioner Davdison stated they were excited to see this, and the city desperately needs it and asked if a tiny home community could be developed by itself as part of this plan. Ms. Widomski responded. Commissioner Davidson added that there are other places developing communities like this for the elderly and especially those with Alzheimer.

Commissioner Stutz stated he has been in Thornton his whole life and said that in the south side there are quite a bit of gas stations and liquor stores but on the north side was quite the opposite, so while it may be discouraged in the south it may be more welcome in the north. Ms. Widomski stated that the zoning does allow for them but it is a private property, adding that incentivizing would be a discussion to have with Economic Development to encourage those specific developments.

Chair Sparks stated it was bizarre that there would be one land use that would be required to have a SUP permit regardless of the zone district. Ms. Widomski responded adding details that it's for drive-throughs specifically as it is an accessory aspect and a SUP is required to address the concerns the city receives about drive throughs in the city.

Commissioner Davidson asked if this plan would be opening up the city to mixed use developments. Ms. Widomski responded.

Commissioner Davidson asked if some of the required parking would be altered with the plan. Ms. Widomski and Mr. Campbell provided a response and additional details regarding how their plan could be affected by the timing of the state's updates.

Commissioner Tompkins asked a question in respect to drive-throughs wondering if they would have to go to the Planning Commission every time if they want to build a restaurant with a drive-through. Mr. Campbell responded and said that through an SUP process we can evaluate more and regulate more standards, which in turn allows for better design potential and can improve that visual experience and the actual experience as well.

Commissioner Bryant asked as their interest was piqued, if Thornton would consider requiring the criteria requirements including a certain threshold of community support to it. Mr. Campbell and Ms. Whitney responded that it would depend.

Commissioner Bryant added that they were curious if they were able to discuss changing the criteria for obtaining an SUP to include a petition requirement be added that a certain number of members of the community that would approve or reject the SUP. Ms. Whitney responded through the SUP there would be a Planning Commission requirement and it may not be a petition, but they could be allowed to come speak at the Public Hearing and it does add an additional voice for residents. Mr. Campbell provided additional insights.

Commissioner Brandon asked is there any available data on what the community desires and what criteria would help meet those desires.

Ms. Widomski responded, and Mr. Campbell added that one thing they are looking at is a lifecycle of a community and if certain areas become less economically viable and then certain areas then have a specific type of proposal come in as a result... trying to encourage infill and replace outdated or less desirable uses. Encouraging redevelopment and restoration.

Commissioner Phillips asked if there is any available data that would suggest that if, for example, you have a proliferation of gas stations and liquor stores, or whatever it may be, that in time, then would lead to potentially more desirable stores or maybe artisan things adding that they wondered if it would be beneficial to understand what type of development spurs further development in respect to what the community desires and what would discourage the types of development that the community doesn't, then making the adjustments to the code from that understanding. Mr. Campbell responded.

There was further discussion regarding the south end of Thornton and if there are ways to encourage different types of development in specific areas of the city.

Commissioner Bryant stated that they have noticed that in some presentations about these projects that information is not put out there to silence the concerns of the citizens when the evidence is there, adding that it makes sense to provide supplemental information to what their concerns are ahead of time. Commissioner Bryant also said that they would like to see that incorporated more in the future to assuage concerns before they get to a point of residents feeling like they are being ignored.

Ms. Widomski stated that on May 22nd, 2024, there will be a special meeting at 6:00 p.m. and wanted to confirm there would be a quorum. Mr. Tompkins can do a zoom.

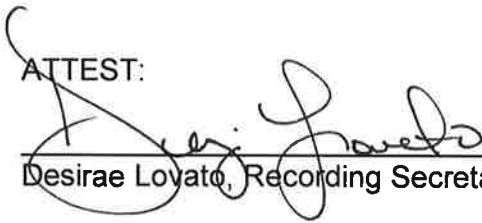
Mr. Campbell stated that there is a case scheduled for the upcoming meeting on April 16, 2024.

THE MEETING WAS ADJOURNED AT 9:47 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Anna Sparks, Chairperson

ATTEST:


Desirae Lovato, Recording Secretary