

City of Thornton
Planning Commission Meeting
Minutes
March 5, 2025

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Mike Garrott, Planning Director; Kyle Kearns, Senior Planner, Karen Widomski, Long Range Planning Manager; Desirae Lovato, Recording Secretary.

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

Vice-Chair Mulatu excused Commissioners Sparks and Philips.

APPROVAL OF AGENDA:

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

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER THOMAS. TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

BRYANT THOMAS

OTHER MATTERS:

Mr. Garrott introduced Kyle Kearns to present the Historic Preservation Plan (HPP). Mr. Kearns presented slides and information regarding the plan.

Commissioner Tompkins stated that it is wise for the City to become a Certified Local Government (CLG) but to make sure the code rewrite includes potential issues down the road that funds are saved to keep Historic site from becoming an eye sore.

Commissioner Bryant asked if funding would come to the city from a CLG status and asked how that funding is organized and restricted. Mr. Kearns responded.

Commissioner Bryant asked questions regarding community support and for clarity if the support from the community was in the form of being agreeable or financial support. Mr. Kearns stated non-financial, adding additional details. Mr. Bryant elaborated on the communications with the community and how it would affect residents and business in the community, if they would be provided full disclosure reports of any potential impact

prior to the a public hearing or is that something that would be worked out after the HPP is approved and therefore by the Commission that might be established. Mr. Kearns responded.

Commissioner Stutz asked how it would affect areas like original Thornton and how would the money be spent. Mr. Kearns responded adding that without it a district being designated as Historic, there would be no impact or change until laws were established.

Commissioner Stutz asked hypothetically, if the plan did get approved, what would motivate a district to want to become historic. Mr. Kearns responded.

The Commissioners further discussed the Historic Preservation Plan and community engagement with Mr. Kearns.

Mr. Tompkins asked if the PC would eventually recommend this to Council, or what, if any role would PC have if it is approved. Mr. Kearns responded.

Mr. Garrott provided further background, adding that in some cases, where if a site has historic significance and that site may be demolished, some communities will notify the Planning Commission and other code designated entities could have it send to the Commission beforehand but that would be rare, but they would be at least notified of something significant.

Vice Chair Mulatu asked for more details about grants and their origins. Mr. Kearns responded.

Vice Chair Mulatu asked what the community's response was like. Mr. Kearns responded.

Vice Chair Mulatu asked if there is financial benefit for the City. Mr. Kearns responded that it is case by case.

The Commissioners further discussed and thanked Mr. Kearns for his presentation.

Mr. Garrott mentioned an upcoming community meeting and reminded the Commissioners not to attend as it is quasi-judicial, adding that the best practice is to wait for the packet.

Mr. Garrott stated that there are several development code discussions anticipated over the next twelve months.

On March 19, 2024, there is one anticipated Information Item regarding a Transit Study.

On April 2, 2024, there is currently anticipated to be two Public Hearing items and the Development Code Educational Session on Zoning and Land Uses.

Commissioner Tompkins will be attending the March 16, 2024, meeting virtually as he will be out of state.

Ms. Widomski stated she would send out a follow up email regarding the anticipated special meeting dates to request a quorum.

Commissioner Brandon requested a reminder email on the Water treatment Tour on March 14, 2024. Ms. Lovato responded.

Commissioner Mulatu asked if the Bylaws were approved that they worked on last year. Ms. Whitney responded. Commissioner Mulatu asked if they could receive copies in an email. Ms. Lovato responded that a physical copy was provided at the Study Session and an electronic copy is on their packet review webpage.

THE MEETING WAS ADJOURNED AT 7:02 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Anna Sparks, Chairperson

ATTEST:



Recording Secretary