

**AGENDA
PLANNING COMMISSION (P.C.)
MEETING**

**Council Chambers/Virtual Meeting
March 19, 2024
6:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – March 5, 2024
5. NEW BUSINESS - NONE
6. OTHER MATTERS
 - A. Information Item - Transit Study
 - B. Upcoming meetings:
 - On April 2, 2024, there will be two Public Hearing items and a Study Session on the Development Code regarding Zoning and Land Uses.
7. ADJOURNMENT

To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 886 1706 1986
- Click the [link here](https://thorntonco.zoom.us/j/88617061986) or type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/88617061986>
- Scan the QR Code to the right to attend virtually



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

S:\CDV\Administration\Planning Commission and BOA

PLANNING COMMISSION COMMUNICATION

Meeting Date: March 19, 2024	Agenda Item: 6A	Agenda Location: Other Matters	Legal Review: DS 
Subject: Transit Study Informational Briefing			
Recommended by: Warren Campbell		<small>DocuSigned by:</small>  <small>E4859CC926B149E...</small>	
Presenter(s): Kent Moorman, Regional Transportation Engineer			

SYNOPSIS:

Staff will provide an informational briefing on the Transit Study that projects Thornton's transit needs for the next 10 years. The Transit Study is nearing completion, and the draft final study report is currently receiving public comment. The study will be presented to City Council at a future Council Planning Session.

BUDGET/STAFF IMPLICATIONS:

Any project costs will be addressed through the budgeting process.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):

The Transportation and Mobility Master Plan, adopted in April 2022, recommended conducting a more in-depth transit study to identify a strategy for implementing the transit network vision. The city applied for and received Denver Regional Council of Governments (DRCOG) funding to conduct a Transit Study that determines the viability and, if viable, develops implementing transit needs for the next 10 years. The draft study report concludes transit is viable in Thornton, provides a phased approach for expanding transit in Thornton, and determined that many areas of Thornton are well suited for implementation of on-demand transit service and some corridors can support expansion of the fixed-route transit service. Specifically, the draft plan includes the following specific implementation strategies:

- A South Microtransit Zone bounded on the north at 104th Avenue, but with service to the Active Adult Center and Carpenter Recreation Center.
- A North Microtransit Zone recommended to initially extend from 120th Avenue to 136th Avenue, and from I-25 to Holly Street. The zone also extends to 148th Avenue between I-25 and Washington Street and provides service to the Active Adult Center and Carpenter Recreation Center.
- Regional Transportation District (RTD) Route 7 Extension to 144th Avenue per RTD's Strategic Operating Plan.
- RTD Route 7 extension to CO 7 to connect with the CO 7 start up transit service

PLANNING COMMISSION

PAGE 2

- and Bustang stop.
- Transit Feasibility Study for interim connections between CO 7 and Eastlake 124th Station with stops at 144th Avenue near York Street and near Colorado Boulevard and CO 7 and implementation.
- RTD Route 120E frequency increase.
- RTD Route 93L frequency increase.
- RTD Route 7 frequency increase.
- RTD Route 120L frequency increase.
- RTD Route 120X extended to CO 7.
- RTD Route 104 reinstated and running on 104th Avenue.

The plan recommends adjusting and adding new Microtransit Zones as appropriate.

Next steps are to incorporate public comments into the final report and present the study results to the City Council and request the City Council consider adoption of the Transit Study report.