

City of Thornton
Planning Commission Meeting
Minutes
August 20, 2024

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell Planning Manager; Kira Stoller, Senior Planner; Jay Ruchti, Senior Planner; Monica Gutierrez and Alexis Alarid, Recording Secretaries; Matthew Koenig, Project Manager; Cassie Free, Development Engineering Manager.

The meeting was called to order at **6:02 p.m.**

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. COMMISSIONER TOMPKINS AND COMMISSIONER BUTLER ABSTAINED AS THEY WERE NOT IN ATTENDANCE.

NEW BUSINESS – PUBLIC HEARINGS

PLAX202301713: A resolution concerning the Annexation of approximately 17.31 acres of property situated in the southeast quarter of Section 7 and the south half of the southwest quarter of Section 8, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located east of Holly Street and north of East 152nd Avenue and assigning the annexed property to Ward 3.

PLZ202301834: A resolution concerning the Zoning of approximately 17.31 acres of property situated in the southeast quarter of Section 7 and the south half of the southwest quarter of Section 8, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located east of Holly Street and north of East 152nd Avenue and assigning the annexed property to Ward 3.

The floor was opened at **6:08 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 PLAX202301713 and PLZ202301834, 27J West Middle School. Mr. Ruchti presented a staff report, slides and entered into the record City's Exhibit A, the Affidavit of Sign Posting.

Ben Dahlman, 1850 East Egbert Drive, confirmed he had been sworn in. Mr. Dahlman provided additional information regarding the project.

Brian Horan, 5500 Greenwood Plaza Boulevard, confirmed he had been sworn in and provided additional information on the traffic impact study.

Commissioners had additional questions relating to the project and staff/applicants provided further information during the discussion.

Matthew Koenig, 12450 Washington Street, confirmed he had been sworn in and provided additional information regarding traffic volume, traffic growth, etc. Mr. Campbell provided clarification and provided additional information regarding sidewalks.

Cassie Free, 9500 Civic Center Drive, confirmed she had been sworn in and provided additional information regarding surrounding construction sites and anticipated roadway completion.

Don Overholt, 6301 East 152nd Avenue, confirmed he had been sworn in and spoke of his concerns regarding traffic, paving, sidewalks and safety.

The floor closed to further testimony at **6:59 pm**.

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

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

MOTION PASSED 9-0.

SPCD 2022-008: A resolution concerning a text amendment to Chapter 18 and other applicable sections of the Thornton City Code for the purpose of revising the regulations for residential driveways.

The floor was opened at **7:25 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 SPCD 2022-008: A

resolution concerning a text amendment to Chapter 18 and other applicable sections of the Thornton City Code. Ms. Stoller presented a staff report, slides and entered into the record City's Exhibit A, the Affidavit of Sign Posting.

Commissioners had additional questions relating to the project and staff provided further information during the discussion.

The floor closed to further testimony at **8:09 p.m.**

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

MOTION PASSED 8-1.

OTHER MATTERS:

There are currently no items scheduled for the September 3, 2024, meeting.

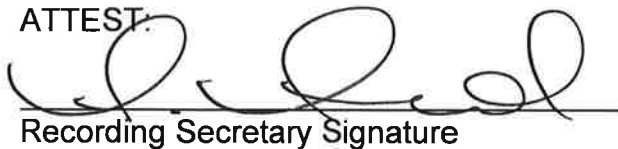
THE MEETING WAS ADJOURNED AT 8:26 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Anna Sparks, Chairperson Signature

ATTEST:



Recording Secretary Signature