

TOWN OF EMPIRE
30 East Park Avenue –P.O. Box 100 Empire CO 80438-0100
303/569-2978 – 303/569-2282 fax
September 29, 2021
Planning Commission Minutes

Planning Commission Members Present

Chair- Sally Rush, Denise Tennant, Wendy Koch, Zoning Officer/Police Chief - John Stein.

Approval of Agenda

Quorum was not achieved; therefore, nothing was voted on and approved.

Approval of Minutes.

Quorum was not achieved; therefore, nothing was voted on and approved.

Public Comment

- Randy Wheelock asked if Harmony Domes has considered town requirements.
- Irene Wheelock asked if the power lines will be required to be underground? Asked about lighting, streetlights, and dark sky requirements.
- Melissa Martin was concerned about night lighting. Denise Tennant said that Harmony Domes discussed plan to minimize night lighting. Chief Stein said Harmony Domes goal is to have it natural, open space feeling, star gazing.
- Wendy Koch asked about medical issues with the stairs walking up to the domes.
- Emily Andrews asked about specific business practices for Harmony Domes. Chief Stein responded that we cannot dictate specific business practices. This is determined by the engineer. We are contracting Ramey to do study on water usage.

Mayor and Commission Member Reports

- Master Plan Workshop-Schedule continuation on Tuesday, October 26, 2021.

Annexation Application Review - Harmony Domes

The Planning Commission Reviewed the annexation application and supporting documents submitted by Harmony Domes for property located just east of town limits on the north side of US 40.

- Review of Progress to date
Planning Commission needs to be able to say “yes” we have received documents from Harmony Domes and Raptor Engineering. The documents should be complete and accurate to a certain level. The focus is that they have provided documents. Jeannette re-did the checklists because the previous check lists were outdated which caused confusion on job duties.
- Signed Letter from Harmony Domes requesting Annexation
- Review of progress to date
- Signed Letter from Harmony Domes requesting Annexation

- Pre-annexation checklist and findings of eligibility
Sally completed the Pre-Annexation checklist of eligibility.
- Incorporation of Fire District recommendations into Development Plan
- Fiscal Report
The planning commission received a fiscal impact report, the board can decide if we need more.
- Impact Report
What is the water usage per unit?
What is the impact on our system?
What is the impact on the capacity of our system?
How will the domes impact the water and wastewater?
The biggest item is the impact on Town, the benefit is revenue.
Hire consultants and engineer to verify what the company has presented.
The town board will determine if we need more details.
- Site Development Plan
The site development plan was reviewed on July 28, 2021 and did meet the criteria.
- Staff Recommendations (5.4)
 - Zoning Officer
 - Police
 - Clerk
- Vote on Approval of Pre-Annexation Checklist and findings of eligibility (with recommendations to forward to Empire Town Board)

Combined Work Session of Planning Commission and Town Board

- Purposes
 - Overview of Harmony Domes Project to Town Board
 - Present timeline and discuss process for Town Board approval of Annexation
 - Is the 3-mile plan on the website?
 - Closer parking availability? Possibly use ATVs/OHVs
 - Is it going to cost the town more than gained?
 - How big? How many people?
 - Benefit and liability narrative. Planning Commission suggests these items?
 - How many employees? Providing living assistance for employees?
 - There are no description of bedroom numbers and people count.
- Next steps

Adjournment

The meeting was adjourned at 7:28



(Planning Commission Chair)



(Attest Town Clerk)