

## Town of Empire

30 East Park Avenue/P.O. Box 100 Empire, Co 80438  
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February 23, 2022  
Planning Commission Minutes

**Planning Commission Members Present** Acting Chairperson, Sally Rush, Eileen Wheelock, Tony Robertson, Wendy Koch, Zoning Officer/Police Chief - John Stein

**Absent Planning Commission Members** Denise Tennant

**Audience** - Robin Raulf-Sager, Chad Craven

Rush called the meeting to order at 6:35 p.m.

**Approval of Agenda** Robertson moved to approve the Agenda, Koch second. Unanimous vote.

**Approval of Minutes** January 26, 2022. Koch moved, Wheelock second. Unanimous vote

**Public Comment** - none

### **Mayor's and Commission Members' Reports**

The Master Plan is being reviewed by the Planning Commission. Next meeting -March 7, 2022 6pm.

### **Zoning Review**

Informal conversation/ presentation for annexation regarding a north empire property of 25 acres owned by Eric Hutchinson, Eric Danielson, Tim and Rebecca Cooper.


- Two phases - first year 2-3 cabins. next phase add 2 more cabins. One cabin per parcel.
- Maintaining landscape as much as possible other than fire mitigation. Underground electric.
- Maximum of 5 cabins- presenters were agreeable to include a "cap" of the 5 cabins.
- Property is 1/4 mile north of northernmost current boundary of Town Limits of Empire.
- Presentation to the Planning Commission on file at Town Hall and provided to the members of the Planning Commission.
- Current County zone is M-1. Zoning request- RC zone with a residential use to allow Short Term Rentals
- Will not be on water and sewer system, but use well and septic
- Next steps - to present a request for the pre-annexation process to begin by being on the agenda for the March meeting of the Planning Commission.
- PC members & public questioned plans for Mad Creek Road, approval requirements, prior experience, impact on North Main road and residents, and the estimated costs.

### **Pre-Annexation Review - Harmony Domes -**

- Koch and Stein met with Harmony Domes and their engineers the week of February 21. We are discussing water/sewer, drainage, specific information on the entrance road, and what it will take to complete the entrance to access the domes. These details are getting closer to having the answers for the fiscal cost and pre-annexation information.

**Adjournment** Koch moved to adjourn. Robertson second. Unanimous vote. Adjourned 7:30pm.

  
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Planning Commission Chair

  
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Attest Town Clerk