

Town of Empire
30 East Park Avenue/P.O. Box 100 Empire, Co 80438
303.569.2978 - 303.569.2282 fax

Planning Commission Minutes
January 25, 2023

1. Call to Order and Roll Call

Chairperson Sally Rush called the meeting to order at 6:35 PM.

The meeting was held in person and through Zoom.

Present: Chairperson Sally Rush, Mayor Wendy Koch, Denise Tennant, Eileen Wheelock,

Absent: Tony Robertson

A quorum was present at the meeting.

2. Approval of Agenda

MAYOR WENDY KOCH MOTIONED TO APPROVE THE AGENDA FOR JANUARY 25, 2023, EILEEN WHEELOCK SECONDED THE MOTION, DEPUTY CLERK BOSWELL CONDUCTED A ROLL CALL VOTE, ALL WERE IN FAVOR, MOTION PASSED.

Agenda was approved.

3. Approval of Minutes

Minutes for December 7, 2022 were not approved at this meeting. They will be approved at the February 22, 2023, meeting.

4. Mayor's and Commission Member's Reports

a. Rezoning Application for Robert Croke Property to the Board of Trustees:

- i. Mayor Wendy Koch stated this will be on the agenda for February 22, 2023.
- ii. The Planning Commission is issuing an amendment to the recommendation for zoning change to the Board of Trustees.

b. Harmony Domes:

- i. Existing Building received a Certificate of Occupancy. For Short Term Rental (in RC zone) The developer goes back to the County to inspect a building for STR use. No Empire approval required.
- ii. Board of Trustees begin the evaluation process in February with a Public Hearing scheduled for March 21, 2023.

c. Meet & Greet the Empire Police Department -Wednesday, February 1, 2023

Announcement

d. Clear Creek Watershed & Forest Health Partnership (CCWFHP, The Partnership).

Meet with Board of Trustees and Planning Commission on Thursday, February 2, 2023 @ 10 am at the Town Hall.

5. West Fork Village Homes: Subdivider: Avoriaz, LLC. C/o Andre Suissa 2347 S. Loveland St. Lakewood, CO 80228 Tel 956-345-3552 (Empire Coupon Placer #1298 Parcel One)

- a. Suissa presented plans for 21 building lots. They envision 1-story buildings with garages, 2 & 3-bedrooms with no basement. Price range considered for affordability \$350,000 to \$450,000.

b. Planning Commission discussed the planning process:

- i. The width of the road to consider amended to 24 feet. Right of way with 8 feet easements on each side.
- ii. Question regarding northeast part of property (Ball Street) and driveway easement for property owner to east.
- iii. County Housing Department will work with DOLA/DOH and the developer to consider any and all funding assistance as affordable housing is proposed for these lots.

c. Next Steps

- i. The Planning Commission will send Suissa planning process documents.
- ii. Suissa will begin to develop preliminary plat plans including layout of housing sites, roads, and requirements for the Planning Commission to review.

6. Accessory Dwelling Units (ADU's).

Incorporate in researching and proposing update for Multifamily Zone (R3).

7. Multifamily Zone (R3)

Announced that this will be the next work session.

8. Major Street Plan – Discussion:

Northwest Quadrant of Empire Streets (quadrant established by crossroads of North Main Street and West Park Avenue).

a. Review and note discrepancies:

- i. Extend Pioneer out to the last westerly block of properties.
- ii. Right of Way along Lyons Creek with top open enough for 3 parking spaces. The Planning Commission is considering this right of way only for a possible walking lane. The property line, flow of Lyons Creek and the actual plotting of the creek need to be investigated. The Division of Water Resources or FEMA maps should have original locations. The cost to develop right of way may be prohibitive.
- iii. Naming of “H” Street – Discussed using an “H” name from the Town of Empire’s history.

8. Public Comment:

- Chad Craven – Chad proposed “Hill” as the street name after the family and writings of Emma Shepard Hill (A Dangerous Crossing and What Happened on the other Side). Chad is also opposed to the walking path, as it is in his backyard. There is also rubbish by the creek and extra parking will be taken by more ATV’s and Trailers.
- Robin Raulf-Sager - Robin shared the different variables regarding the condition of creek and safety. There may also be some liability as there are mines nearby. Robin is also opposed to the walking path, as it is in her backyard.
- Eileen Wheelock – Asked who is responsible for inspecting the newly formed roads for grade, size, etc.? Eileen stated that the lights at the storage units are too much.

9. The Next Regular Meeting of the Empire Planning Commission is February 22, 2023, at 6:30 pm. In-person with remote access.


10. Adjournment:

MAYOR WENDY KOCH MOTIONED TO ADJOURN THE MEETING, EILEEN WHEELOCK SECONDED THE MOTION, DEPUTY CLERK BOSWELL CONDUCTED A ROLL CALL VOTE, ALL WERE IN FAVOR, MOTION PASSED.

The meeting was adjourned at 8:30 pm.



Planning Commission Chair Sally Rush



Attest Town Clerk Jeannette Piel