

Meeting Agenda

January 25, 2023 ~ 6:30 pm

Remote Meeting using the Zoom Platform Meeting ID: 892 4017 5014 Passcode: 276658

<https://us02web.zoom.us/j/89240175014?pwd=UHByd09kbXozZ3VIWnU4N0lOMktVUT09>

If you would like to address The Planning Commission at this meeting, please place your name on the sign-up sheet or indicate that through the chat function on the online Meeting Platform. You will be recognized to speak during the “Public Comment” portion of the agenda. Discussion is limited to 5 minutes and please state your name and address your comments to the Planning Commission. Thank you for your cooperation.

- 1. Call Meeting to Order**
- 2. Roll Call** – The Empire Planning Commission requires a simple majority of three commission members present at the meeting for a quorum.
- 3. Approval of Agenda**
- 4. Approval of the Minutes** – December 7, 2022 Meeting
- 5. Mayor’s and Commission Member’s Reports**
 - a. ReZoning Application for Robert Croke Property to the Board of Trustees (BOT).**
Empire attorney is confident the paperwork will be ready for February agenda for the BOT for the zoning change. (Empire Coupon Placer #1298 Parcel One)
 - b. Harmony Domes Status- obtained C/O on existing building. Domes plans - BOT will be starting the evaluation process in February with a Public Hearing scheduled for March 21, 2023. The next Planning Commission participation will be for site plan approval at a future date.**
 - c. Meet & Greet the Empire Police Department - Wednesday February 1, 2023, 6:30pm Town Hall. Community opportunity to support our Police Department and Town, and socialize.**
 - d. Clear Creek Watershed & Forest Health Partnership (CCWFHP, The Partnership) - work session. Empire is part of the CCWFHP which is the outcome of the Matrix Pre-fire Risk Management Report. Diane Kielty, Secretary for Upper Clear Creek Watershed Association and member of CCWFHP will be holding this session with the staff, Board and Planning Commission on Tuesday, February 2, 2023, at 10:00am in the Town Hall. (Acronym & content education)**
- 6. West Fork Village Homes. Subdivider: Avoriaz, LLC. c/o André Suissa 2347 S. Loveland St. Lakewood, CO 80228 956-345-3552 Discussion**
 - a. Location: Empire Coupon Placer #1298 Parcel One**
 - b. Andre’ Suissa presentation of proposed development**
 - c. Goal - to apply for a Major Subdivision for the large acreage and a Minor Plat adjustment for Lot 4, Block 24 that the Town sold to Mr. Croke in 2021.**
 - d. Planning Commission Checklist for recommendation to the Board of Trustees**
 - e. Potential State funding for affordable housing - Pamm Gibson DOLA/DOH. Possibilities of partnerships between stakeholders to obtain assistance and establish affordability for homeowners/renters.**
 - f. Next Steps**

7. **Accessory Dwelling Units (ADU'S)**
 - a. **Incorporate with R3 zone discussion.**
 - b. **Examples of site with ADU's placement – discussion**
8. **Open Discussion regarding multifamily zone (R3).**
 - a. **Introduction**
 - b. **Discussion**
 - c. **Next Steps**
9. **Major Street Plan Discussion: Northwest Quadrant of Empire Streets (quadrant established by crossroads of North Main Street and West Park Avenue).**
 - a. **Map of quadrant**
 - b. **Brief Discussion**
 - c. **Next Steps**
10. **Public Comment:** Public comment is limited to 5 minutes per person. The Planning Commission does not respond to questions during this time. For operational questions, please email the clerk.
11. **The Next Regular Meeting of the Empire Planning Commission is February 22, 2023, at 6:30 pm. In-person with remote access**
12. **Adjourn Meeting**

(Planning Commission Chair Sally Rush)

(Town Clerk Jeannette Piel)