

## Meeting Agenda

February 23, 2023, ~ 6:30 pm

Remote Meeting using the Zoom Platform Meeting ID: 831 4209 2883 Passcode: 110304

Join Zoom Meeting

<https://us02web.zoom.us/j/83142092883?pwd=T21wRjF2SHRHdnhCSW1MR0F4Slh2QT09>

*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, and January 25, 2023 Meetings
5. **Mayor's, Commission Member's, and Zoning Officer Reports**
  - a. **Sale of Property Robert Croke to Avoriaz, LLC - complete. Status of Zoning Change (Empire Coupon Placer #1298 Parcel One).**
  - b. **Harmony Domes Status- obtained C/O on existing building. County has done the building inspection for Short Term Rental application (zone R/C so it is not one of the STR applicants limited by Town 5% residential cap.) Harmony Domes plans - The next Planning Commission participation will be for site plan approval at a future date.**
  - c. **Clear Creek Watershed & Forest Health Partnership (CCWFHP, The Partnership) - Town officials met with Diane Kielty (CCWFHP consultant RE: Grant) Empire is part of the CCWFHP which is the outcome of the Matrix Pre-fire Risk Management Report.**
    - i. **Pre-Wildfire South Platte Basin Implementation Plan (slide presentation)**
    - ii. **Ball Placer 1 in 5 water storage applicants for reservoir (maximum 110-acre feet)**
    - iii. **Lyons Creek -Wetlands Mitigation (to reduce metals & flood prevention)**
    - iv. **West Fork of Clear Creek (about 7 miles west of Town) Wildfire Sedimentation Control Basin.**
  - d. **Representatives of the Town will attend UCCWA field trip to Walstrum (FREI) Quarry on March 9th. A rezoning permit application (RZ2022-0001) has been submitted by Frei with the County.**
6. **Accessory Dwelling Units (ADU'S)**
  - a. **Discussion - reconsider action - complete Multifamily Zone (R3) first. Then utilize language developed and lessons learned on introduction of ADU's in code.**
  - b. **Tabled until further notice.**
8. **Open Discussion regarding multifamily zone (R3).**
  - a. **Introduction**
  - b. **Discussion**
  - c. **Next Steps**
9. **Major Street Plan Discussion:**
  - a. **Northwest Quadrant of Empire Streets (quadrant established by crossroads of North Main Street and West Park Avenue). - Recommendations**
  - b. **Northeast Quadrant of Empire Streets - to be discussed at the March Meeting.**

**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 March 29, 2023, at 6:30 pm. In-person with remote access**

**12. Adjourn Meeting**

---

(Planning Commission Chair Sally Rush)

---

(Town Clerk Jeannette Piel)